



Lehi City Planning Commission Agenda

January 28, 2016

Notice is hereby given that there will be a Lehi City Planning Commission meeting held January 28, 2016 at 7:00 PM in the Lehi City Council Chambers, 153 North 100 East, Lehi, Utah. The agenda shall be as follows:

1. CALL TO ORDER
2. OPENING OF PUBLIC HEARING ITEMS (Public input and Planning Commission action will be taken after the Consent and Regular Agenda items)
3. CONSENT AGENDA
 - 3.1 Approval of minutes from the January 7, 2016 meeting.
 - 3.2 Approval of minutes from the January 14, 2016 meeting.
4. REGULAR AGENDA
 - 4.1 *Edge Land 16 – Requests review and recommendation of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential). (Tabled from the December 10, 2015 meeting)
 - 4.2 *Edge Land 16 – Requests Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street. (Tabled from the December 10, 2015 meeting)
 - 4.3 *Mark Johnson – Requests Concept Plan review and recommendation of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.
5. PUBLIC HEARINGS

Public Hearing Procedure and Order of Business

* Items noted on this agenda with a star (*) require final action by the City Council. City Council and Planning Commission meeting dates and agendas can be viewed on the Lehi City web site at www.lehi-ut.gov and the State web site at www.utah.gov/pmn/index.html. Items on this agenda without a star (*) require the approval of only the Planning Commission.

All matters listed under the Consent Agenda are considered routine by the Planning Commission. They will be approved by one motion unless any person present – Planning Commissioner, Planning Staff or Citizen – requests an item to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda.

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify the City Recorder at (801) 768-7100 x 2254 at least 24 hours prior to the meeting.

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- 5.1 *BLJ Construction – Requests Preliminary Subdivision review and recommendation of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.
- 5.2 Ben Hunter – Requests Site Plan and Conditional Use approval for Fox Brothers Office/Warehouse to be located at 459 North 500 West in an existing Light Industrial zone.
6. CITY BUSINESS
7. ADJOURN

Public Hearing Procedure and Order of Business

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153 North 100 East
 Lehi, UT 84043
 (801) 768-7100

Minutes of the **Work Session** of the **Planning Commission** held Thursday, **January 7, 2016**, at 5:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Janys Hutchings, Chair
 Kelly Ash, Commissioner
 Donna Barnes, Commissioner
 Scott Dean, Commissioner
 Mark Hampton, Commissioner
 Matt Hemmert, Commissioner
 Jared Peterson, Commissioner
 Steve Roll, Commissioner

Others Present: Kim Struthers, Planning Director, Tippe Morlan, City Planner, Ross Dinsdale, Engineer, Morgan Cummings, Assistant City Attorney; Teisha Wilson, Deputy Recorder; and 5 citizens.

1. Election of Chair and Vice Chair for 2016

Chair Hutchings asked for nominations for a Chair for the 2016 year. Commissioner Roll was nominated. There were no other nominations for Chair.

Motion: Commissioner Dean moved to elect Commissioner Roll as Chair for 2016. Motion was seconded by Commissioner Barnes.

Motion passed unanimously.

Chair Roll asked for nominations for the Vice Chair. Commissioner Barnes was nominated for Vice Chair. There were no other nominations.

Motion: Commissioner Dean moved to elect Commissioner Barnes for Vice Chair for the 2016 year. Motion was seconded by Commissioner Hampton

Motion passed unanimously.

2. Review and acceptance of Planning Commission By-Laws.

Chair Roll inquired if anyone had any suggested changes to the By-Laws.

Motion: Commissioner Hutchings moved to approve the Planning Commission By-Laws for 2016. Motion was seconded by Commissioner Barnes.

Motion passed unanimously.

3. Discussion and review of amendments to Group Home regulations to keep the code up to date with state and federal fair housing laws.

50 Tippe Morlan, City Planner, distributed a new red line version of the group home regulations.
51 Ms. Morlan stated that they decided to strike out the definition of elderly persons, because
52 the Fair Housing Act covers that. She also said that anything greater than 4, or greater than 8
53 if they qualify for reasonable accommodations with a disability, qualifies as an assisted living
54 facility.

55
56 Commissioner Hutchings inquired about the table of uses and whether or not this would be in
57 conflict with other sections of our code if it's allowed in light industrial. Ms. Morlan stated
58 that they could take the group homes out of light industrial.

59
60 Commissioner Barnes inquired if there were any group homes currently in Lehi. Mr.
61 Struthers stated that he is not aware of any.

62
63 Ms. Morlan informed the Commission that they are making these updates to comply with the
64 new Federal Housing Act. She said that the biggest issue faced by cities is determining the
65 number of people allowed in group homes. Her research found that 8 permanent occupants,
66 or residents, was considered to be effective for group therapy.

67
68 Commissioner Hemmert inquired how that number benchmarks with other cities in the area.
69 Ms. Morlan replied that the cities she looked at used 8, including Alpine City.

70
71 Kim Struthers, Planning Director stated that this change revolves around non-discrimination.

72
73 There was discussion regarding proper supervision for group homes. Morgan Cummings,
74 Assistant City Attorney, stated that any issues or complaints with supervision at these homes
75 would be brought to the City's Code Enforcement Committee. He said that the Development
76 Review Committee can also suggest changes to the applicant and if they are not compliant,
77 then their permit can be taken away.

78
79 There was discussion regarding the light industrial zone, SOBs, and any conflicts that might
80 arise with group homes being allowing in the light industrial zone. It was determined that
81 there would be no conflict.

82
83 **4. Discussion and review of draft electronic billboard regulations.**

84 Mr. Struthers proceeded to review the changes made to the draft electronic billboard
85 regulations. He stated that they are only allowing conversions to current billboard signs. He
86 also reviewed the application process.

87
88 Mr. Struthers stated that they are proposing an overlay zone that would allow minimal impact
89 to residential areas. Commissioner Dean suggested making a legal description or adding mile
90 marker posts on the overlay map to better define the area.

91
92 Mr. Cummings suggested changing the verbiage regarding the due process rights if a sign
93 were found to not be in compliance. The Commission agreed that this should be considered
94 in the changes.

95
96 Mr. Struthers stated that the City Council expressed concern with the 8 second interval to
97 change the digital signs. He said they felt that was too frequent, so they are suggesting a 16
98 second interval. Chair Roll feels that they should stay with the industry standard of 8 or 10

99 seconds. Commissioner Hutchings expressed concern with the terrain over the point of the
100 mountain and feels like that should be considered when determining the allowed interval
101 time. Mr. Struthers stated that he has received feedback that the sign changing causes a
102 distraction. Commissioner Hemmert and Commissioner Barnes agreed with Chair Roll that
103 the industry standard should be followed with regards to the intervals. Commissioner Dean
104 felt that there should be more consideration if the city is to allow the intervals at 8 seconds,
105 then they should get something in return, such as less billboard signs. Mr. Cummings
106 expressed concerns with an interstate commerce issue when setting limits to the hold time.
107 Jared Johnson, with YESCO, also expressed concern with arbitrarily setting hold times
108 against the Federal recommendations. Wade Budge, with Top Ad Media, said that
109 implementing longer hold times would create an unnecessary burden of dealing with
110 different patchwork operations across the state and it would dis-incentivize the billboard
111 industry to work with cities in a way that they would like to, which is cooperatively.
112 Commissioner Peterson agrees with following the Utah State standard of an 8 second hold
113 time. Commissioner Hutchings expressed concern with the 8 second hold time near the point
114 of the mountain. She believes it's a distraction and a hazard, especially with the construction.
115 Commissioner Ash does not believe the shorter hold time will create a hazard. He believes
116 that the only reason to extent the hold time would be for the residents' benefit.

117
118 There was discussion regarding the limits of color within the signs. Mr. Johnson informed the
119 Commission that the industry follows a design policy that would not allow an all white
120 background. He said that other solid colors would be required to follow the brightness
121 standard. Mr. Cummings expressed legal concerns with setting standards for content which
122 includes color. He said we could focus on brightness rather than color.

123
124 There was discussion regarding 2.h Static Display, and if an image should be complete
125 within itself, or if the content may be allowed to continue to the next image or message or
126 other sign. The sign industry representatives that were present did not have any concerns
127 with the images being complete within themselves.

128
129 Commissioner Dean inquired about the spacing requirement and how this code may prevent
130 future on-premise signs. There was discussion and concern regarding the unintended
131 consequence of the spacing requirement that may prohibit on-premise signs. Mr. Budge
132 stated that they don't like on-premise spacing to determine off-premise spacing for two
133 reasons. He said one, being the unintended consequences that are negative and would limit
134 property owners from placing on-premise signs to advertise their businesses, and two, trying
135 to limit the off-premise signs based on spacing of on-premise signs can be legally challenged.
136 There was discussion regarding the on-premise signs that will still be allowed under 48
137 square feet in size. It was determined to leave the provision as is.

138
139 There was discussion regarding the provision that the manufacture require that the buyer of
140 the product will stay within the legal 0.3 footcandles requirement. It was determined that this
141 language will be rewritten because a manufacture can't ensure that the buyer will follow the
142 code.

143
144 There was discussion regarding the photometric plan and what that means. Mr. Johnson
145 suggested making a few changes to this section that would include taking measurements after
146 the sign is installed as a final sign off on the building permit. He said if it doesn't meet the
147 requirements then the sign would be turned off until it does.

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Nate Seacrest, with Regan Signs, expressed concerns with the Curfew Section regarding the 400 feet requirement. He feels that if the sign is not pointing towards a house then there's really no harm being done. There was discussion about adding language that includes that this would only apply to areas that the signs are "oriented towards". It was suggested that a graphic be included to clarify what "oriented towards" means.

There was discussion regarding future development near the sign and how that may impose a curfew on an existing signs. Mr. Cummings expressed concerns with allowing the code to state that a curfew may be imposed on a sign as development occurs, but he felt comfortable leaving the curfew in for everything that's currently zoned residential. Mr. Struthers stated that the city controls the overlay areas, so it may be better to address the concerns that way. Chair Roll stated that we may include that the signs may be subject to the curfew in the area of concern. There was discussion regarding conditional use and regulation.

There was discussion regarding the interior sign angle. Mr. Johnson expressed concerns with the angle and that it seems arbitrary. Commissioner Hutchings inquired about where the 35 degrees number came from. Mr. Struthers replied that it came from the current on-premise sign ordinance. There was further discussion regarding the sign angle. It was determined that Mr. Struthers stated that he could add language that states "unless otherwise approved as part of a conditional use permit".

Mr. Seacrest stated that requiring the sign companies to register with a program to participate in displaying Amber alert messages may be considered regulating content and therefore would be unconstitutional. He said that all the sign companies voluntarily participate in the program.

Mr. Johnson provided information on how the Amber alert system works. Mr. Cummings believes that most judges would not find Amber Alert regulations to be unconstitutional. Mr. Budge believes that is correct. Commissioner Hutchings suggested added that they are "encouraged" to participate in the Amber Alert system.

Mr. Struthers stated that the exception is a 2 for 1 square foot by square foot trade if someone was willing to take down signage, then they would reduce the spacing requirement to 800 feet.

Mr. Budge stated that he has concerns with the spacing requirements and how it will create a race to be the first company to file an application with the city. There was discussion regarding the spacing and overlay requirements and how it will prohibit the conversion of many of the signs. Mr. Seacrest stated that the strict spacing and overlay requirements creates a fight amongst the sign companies and often cities get dragged into it. Commissioner Barnes inquired how the proposed sign ordinance compares to other cities in the state in regards to the restrictions. Mr. Seacrest replied that Lehi would be imposing one of the highest restrictions. Commissioner Hutchings stated that Lehi would be highly impacted by the EDS signs because there are many residential zones along the I-15 corridor. Mr. Budge stated that most cities will either impose a spacing requirement or have an overlay zone, but not both.

195 Mr. Dinsdale suggested that because we have an overlay zone, then maybe the spacing
196 requirement could be less. There was discussion regarding how many signs could be
197 converted if the spacing requirement was lessened.

198
199 Commissioner Dean suggested giving the option to sign companies that they may relocate
200 their signs to ensure proper spacing, and to have less signs, but this may cause more
201 conversions. Mr. Seacrest said that he could suggest some language to add that may
202 accommodate that. The Commission agreed to look at that. Chair Roll stated that he would
203 like to reduce the density of billboards by allowing the signs to be relocated.

204
205 **5. Adjournment**
206 With no further business to come before the Planning Commission at this time,
207 Commissioner Hutchings moved to adjourn the meeting. Commissioner Barnes seconded the
208 motion. The motion passed unanimously. The meeting adjourned at approximately 8:03
209 p.m.

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214 Approved: January 28, 2016 Attest:

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219 _____
Steve Roll, Chairman Teisha Wilson, Deputy City Recorder



153 North 100 East
 Lehi, UT 84043
 (801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission** held Thursday, **January 14, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Kelly Ash, Commissioner
 Donna Barnes, Commissioner
 Scott Dean, Commissioner
 Mark Hampton, Commissioner
 Matt Hemmert, Commissioner
 Jared Peterson, Commissioner
 Steve Roll, Commission Chair

Excused: Janys Hutchings, Commissioner

Others Present: Kim Struthers, Planning Director, Mike West, City Planner, Ross Dinsdale, Engineer, Morgan Cummings, Assistant City Attorney; Teisha Wilson, Deputy Recorder; and approximately 20 citizens.

1. CALL TO ORDER

Commission Chair Steve Roll welcomed everyone and noted that all members were present expect Janys Hutchings who is excused.

2. OPENING OF PUBLIC HEARING ITEMS

Items opened for public hearing at approximately 7:00 p.m.

3. CONSENT AGENDA

3.1 Approval of minutes from the December 3, 2015 meeting.

3.2 Approval of minutes from the December 10, 2015 meeting.

Motion: Commissioner Donna Barnes moved to approve the consent agenda with an amendment to the December 10 meeting that the meeting ended at 12:08 a.m. instead of p.m. The motion was seconded by Commissioner Hemmert.

The Motion passed unanimously.

4. REGULAR AGENDA

4.1 PG Property Holdings – Requests Concept Plan review and recommendation for Valley Point, a 30-lot residential development located at 521 South 300 East in an approved R-1-Flex zone. (Tabled from the

December 10, 2015 meeting)

Mike West, City Planner, informed the Commission about the details of the property. He said that the Frontrunner line is located to the south of the property. He stated that there is no PRD or PD overlay and the lots meet all the square footage requirements for this zone, and that it's under 10 acres. He said that the DRC comments included that an agriculture no climb fence on the east side of the property be added, or a letter from that property owner stating that they are okay with the existing fence. He said that the DRC also recommended placing a fence on the south side adjacent to the rail corridor, and they recommended placing some of the larger lots to the south to create more of a buffer from the rail.

David Peterson, with Excel Engineering, was representing the project and was available for questions. He stated that they are planning to make the lots a littler larger to the south along the rail corridor.

Commissioner Ash inquired about the mink farm to the southwest. Ross Dinsdale, City Engineer, stated that the rail corridor separates this development from the mink and that the rail corridor is raised in that area. Mr. West stated that it is an active Frontrunner corridor with trains running at least every ½ hour. Chair Roll stated that he is not concerned with the impact to the mink farm because the rail corridor separates it from this development.

Motion: Donna Barnes moved to approve with a positive recommendation the Concept Plan for Valley Point, a 30-lot residential development located at 521 South 300 East in an approved R-1-Flex zone; including all DRC comments with the finding that it is not injurious to the health, welfare and morals of Lehi City. Commissioner Peterson seconded the motion.

The Motion Passed Unanimously.

4.2 Glacier Investments – Requests Site Plan approval for Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone.

Mr. West stated that this is a proposed hotel where Lone Peak Trailers was located. He said that a concept plan was approved by the Planning Commission on July 9th of last year, and that it is a permitted use in the development code. He said that UDOT submitted a potential realignment of Thanksgiving Way.

Mr. West stated that the Planning Commission needs to determine if the landscaping buffer meets the requirements of the code. He said that a six foot fence is required, but that there is already one on site.

Chair Roll asked staff if the applicant has met the requirements of the code. Mr. West stated that they needed to make sure that the landscaping buffer is in compliance.

Commissioner Barnes asked if the applicant is required to plant mature trees. Mr. West stated that the pines must be at least 6 feet high and the deciduous must have a 2 inch caliber. Mr. Struthers stated that larger trees that are planted have a lower survival rate and they may grow slower.

Commissioner Dean inquired about the buffer requirement. Mr. West stated that the applicant appears to meet the required landscaping height, but that the spacing may need to be addressed. Commissioner Dean inquired if there is some subjective nature to the requirements that could still be discussed.

Commissioner Peterson inquired about when UDOT would determine the exact adjustment to Thanksgiving Way. Mr. Dinsdale stated that it depends on the funding, but maybe within a year they will know more. He said it's likely that the road will be realigned and that it is helpful for the building to be set further back from the current road, so that it doesn't interfere with UDOT's potential realignment.

Commissioner Barnes stated that it may help alleviate some of the home owners concerns by bringing the building closer to the road.

Bruce Beard, representing the applicant, addressed the Commission and stated that a revised site plan was submitted that shows that the gaps in the trees were corrected. He stated that the landscaping sizing requirements in the code are optimal and standard.

Mr. Beard explained that if specific standards are met, then the other language in the code is not a sufficient basis for denial. He said this complies in every way with the city's code, and even exceeds the requirements in many cases.

Commissioner Dean inquired about the remaining outparcels if the road is realigned. Mr. Beard replied that he is not sure what those would be used for at this point.

Mr. Beard stated that they investigated several options to change the orientation of the building, and it was not possible.

Chair Roll stated that if this item meets the code, then it needs to be approved. He said that they can't speculate on things that do not pertain to the issue.

Commissioner Dean presented some options that he believes would help alleviate some of the privacy issues, one of which included a possible retaining wall.

Mr. Beard expressed concerns with the retaining wall. He stated that the applicant will do everything they can within reason to alleviate concerns.

Chair Roll believes that the Commission is constrained by the code to approve this item. He said that according to code, with an approval of a site plan, the Commission may forward an item to the Council if the Commission believes that it may have a significant impact on the community. He said that because of this, he believes it is best to send this item to the City Council for a public hearing and for their final say on the issue. He feels that this is the best way to balance the concerns of the public with the rights of the applicant.

Motion: Commissioner Hemmert moved to grant final approve of the site plan for the Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone; including all DRC comments; based on the

finding of fact that this conforms with the code; and apply section 11.25.0 of the code in that the Commission would like the City Council to review this item for final approval; also, included in the packet to the Council would be the letters from residents and Commissioner Dean's suggestions. Commissioner Dean seconded the motion.

Motion passed, with 2 opposing from Commissioner Peterson and Commissioner Barnes.

4.3 Andrew Bybee – Requests Site Plan approval for TSTAT Building 5 located at approximately Ashton Boulevard and Triumph Boulevard in an existing Resort Community zone.

Mr. West stated that this this received concept plan approval for the overall development, and that this is the 4th building out of 5 to go through the approval process. He said that this building will mirror building number 4 which is currently under construction. He said that it does meet the code for pedestrian access. He said that the bicycle parking will be located in the parking structure.

Commissioner Barnes inquired about the comment from Glad Kirkham regarding the power source and how it's unable to service the project. Mr. West stated that any new development will not have power access, so the developer will lay conduit and bond for it and make improvements to the power design. He said they work closely with the Power Department to accomplish this. He said that a power substation will not be needed. Mr. Dinsdale stated that the Power Department is working on a project now that will increase capacity in the Thanksgiving Point area. Mr. Struthers stated that before a building permit is issued, all of the DRC redline comments would have to be signed off. He said that the project will not move forward until the Power Department is satisfied with providing power to the project.

Andrew Bybee, the applicant, was present and available to answer questions.

Motion: Commissioner Barnes moved to grant final approval of the Site Plan for TSTAT Building 5 located at approximately Ashton Boulevard and Triumph Boulevard in an existing Resort Community zone; and to include all DRC comments; with the finding that this will not be injurious to the health safety or welfare of Lehi. Commissioner Peterson seconded the motion.

Motion passed unanimously.

4.4 Leland Murray – Requests approval of a Concept Plan for RV Country located at 966 State Street in an existing Mixed Use zone.

Mr. West stated that this was approved as a temporary use almost 1 year ago, so the RV businesses is currently in operation, but they need to have a concept plan and site plan approved if they want to continue to operate. He also stated that the DRC did comment that any storage

would need to be stored behind a fence and that improvements would need to be made along State Street.

Commissioner Barnes inquired as to why they have been allowed to operate already. Mr. West stated that it was because they had temporary approval.

David Peterson was present and representing the applicant. He said that they have met with UDOT and they are okay with what they are proposing as well.

Motion: Commissioner Peterson moved to grant final approval of the Concept Plan for RV Country located at 966 State Street in an existing Mixed Use zone; including all the DRC comments; with the finding that it is consistent with the Development Code and conforms to the General Plan. Commissioner Ash seconded.

Motion passed unanimously.

5. PUBLIC HEARINGS

5.1 Fieldstone Homes – Requests Preliminary Subdivision review and recommendation for Hidden Canyon, a 380-lot residential subdivision located at approximately 3940 North Traverse Mountain Blvd in a Planned Community zone.

Mr. West stated that the Council sent this item back to the Planning Commission for further discussion because it went to the Council without a recommendation. He said they sent it back to the Planning Commission to further review the traffic, snow removal, and phasing of the project. He also said that the Council’s motion included that the Planning Commission stay within their purview when reviewing an item for recommendation. Mr. West stated that the applicant is reducing the number of units. Commissioner Barnes inquired as to how many. Mr. West stated that it was reduced by 63 units and that the lot sizes do meet the requirements of the zone. He also said that an updated traffic study was included in the packet. Mr. West also stated that the applicant may need to ask for some exceptions for the town homes that are against the hillside, but that would happen on the final plat.

Commissioner Barnes expressed concern for the water service to the area based on a DRC comment. Mr. Dinsdale stated that two new wells were drilled and one will be equipped to augment the water in the area that will help address this. Mr. Dinsdale stated that there are two reservoirs in this area and there will be another one built. Mr. West stated that the development will be done in phases and as each plat is approved, the city will ensure that services can be met. Commissioner Barnes expressed concerns with water runoff. Mr. Dinsdale stated that they try to mitigate that as much as they can on the final plat. Mr. Dinsdale stated that the applicant meets the requirements of the area plan.

Commissioner Peterson inquired about the one entrance point. Mr. West stated that there is still just the one egress. Mr. Dinsdale stated that with the original area plan there was a second access, but the developer agreed to less density, from 1000 units to 500, in exchange the city

allowed just the one access on the area plan. He said that the developer is mitigating this concern with the 4 lanes road.

Jason Harris, with Fieldstone Homes, was present and available for questions. He said that the town homes will be part of an HOA that removes the snow.

Chair Roll expressed concern with the safety aspect of a single access. Mr. Harris stated that traffic studies were completed and used to address the concerns and were mitigated by the road structures being built.

Mr. Harris showed an additional study that was done of the traffic flow that shows trigger points that may indicate the need for new traffic improvements. He said it was determined that the intersection by the school will need to be reevaluated for additional improvements when they are at 180 units within the project. It was suggested that a traffic signal may need to be added at that point.

Commissioner Dean inquired about the snow removal storage capacity within the HOA. Mr. Harris replied that they have enough room for snow removal.

Commissioner Barnes inquired about the water supply. Mr. Powell informed the Commission about ongoing and future water projects that would supply the area. He said that water service is not a concern.

Chair Roll closed the Public Hearing at 8:45 p.m.

Motion: Commissioner Peterson moved to recommend for approval to the Council the Preliminary Subdivision for Hidden Canyon, a 380-lot residential subdivision located at approximately 3940 North Traverse Mountain Blvd in a Planned Community Zone; including all DRC comments; finding that the proposed does meet the requirements of the development code and conforms with the area plan; and note that the density was reduced and that it appears the traffic and transportation concerns will be addressed as development takes place in the area. Commissioner Hemmert seconded the motion.

Motion passed with one opposing vote from Commissioner Barnes.

5.2 Joel Petersen – Requests Site Plan and Conditional Use approval for Petersen Painting to be located in an existing building at 1550 North Trinnaman Lane in an existing Mixed Use zone.

Mr. West stated that there are no proposed changes to the site, and that all the work is done off site. He says that their employees are required to car pool or park at the park and ride and come on site. He said that the DRC stated that they needed to provide additional parking information and that their overflow parking be located behind the gate and not visible from Trinnaman Lane. Mr. Struthers stated that they are trying to bring them into compliance.

Joel Petersen, the applicant, was present and available for questions.

Chair Roll closed the Public Hearing on this item at 8:50 p.m.

Motion: Commissioner Barnes moved to approve the Site Plan and Conditional Use for Petersen Painting to be located in an existing building at 1550 North Trinnaman Lane in an existing Mixed Use zone; including all DRC comments; with the finding that this conforms with the Code; and it is not injurious to the health safety and general welfare of the city. Commissioner Dean seconded the motion.

The Motion passed unanimously.

5.3 Jim Yates – Requests Site Plan and Conditional Use approval for Cinco Equipment Sales & Repairs to be located at 2322 West Main Street in an existing Commercial zone.

Mr. West stated that the applicant would like to use the existing shop as part of their business. He said that the building has been modified since the existing home was torn down, and there are homes in the area that are currently under construction. He said that the DRC commented that any storage of materials or equipment would need to be stored behind a fence, and that the DRC also required that they meet the buffer requirements for the landscaping.

Commissioner Peterson inquired if they had seen this item before. Mr. West replied that they saw a plan for a new building on the corner, but that the applicant has decided to use the current building instead.

Tony Trane, representing the applicant, was available for questions.

Commissioner Hemmert inquired about the normal business hours and what that means. Mr. Trane stated that it's standard hours, from 8 a.m.-6 p.m.

Commissioner Barnes inquired about the previously proposed new building and if that would be constructed. Mr. Trane replied that it would not be constructed at this time.

Commissioner Peterson inquired how wide the driveway would be. Mr. Trane stated that it would be 30 feet.

Commissioner Barnes inquired about the storage for equipment repairs. Mr. Trane stated that the equipment will be stored behind a fence.

Commissioner Peterson inquired about the gravel on the south side of the fence. Mr. Trane stated that that would be for future phases. He also said if the applicant wishes to display anything on the gravel, then it would need to be paved outside of the fence.

Chair Roll asked for any public comment.

Todd Evans, a resident, stated that he is also speaking for Jerry Larsen, who was unable to attend. He is concerned that there is no curb, gutter and sidewalk. He also said that there is no retention ponds, no fencing to separate, and no landscaping. He also expressed concern that if the conditional use is approved without these requirements, then they won't get done. Commissioner Roll stated that the applicant must make improvements as a condition for them for them to do business. Mr. Evans stated that they have already been doing business and that equipment is being dropped off at all hours, including 1:00 a.m. He is concerned with the noise from bringing in the heavy equipment. He is also concerned with an entrance from Main Street. He said it's an eyesore with equipment and weeds. He also expressed concern with the fireworks business and the litter that comes from it. He said that the dust is kicked up from the heavy equipment. He said that all these things should be done before he is allowed to do work and that no deliveries should be made after hours.

Chair Roll closed the public hearing at 9:01 p.m.

Commissioner Dean asked if the applicant can respond. Chair Roll agreed.

Mr. Trane stated that the some of the items such as landscaping will be installed in the spring and that the goal is to take care of these clean up items.

Commissioner Dean inquired about the night time deliveries.

Aaron Thorton, representing the applicant, stated that he is not aware of any night time deliveries taking place.

Commissioner Peterson inquired about the landscaping. Mr. West stated that the applicant would need a full landscaping plan before they can move forward and that it would need to be bonded for. Mr. West also stated that the Commission can impose reasonable conditions on the site including hours of operation.

Motion: Commissioner Ash moved to grant final approval of the Site Plan and Conditional Use for Cinco Equipment Sales & Repairs to be located at 2322 West Main Street in an existing Commercial zone; including all DRC comments; and limit the hours of operation to take place only between 7:00 a.m. – 8:00 p.m.; with the findings that it does not affect the health, safety and general welfare of the city; Commissioner Barnes seconded the motion.

Commissioner Hemmert asked to include that no machinery will be dropped off or picked up after those hours of operation.

Amended Motion: Commissioner Ash included Commissioner Hemmert's comments in his motion. The amendment was seconded by Commissioner Barnes.

The Motion passed unanimously.

5.4 Central Bank – Requests Preliminary Subdivision review and recommendation for the Central Bank Subdivision, a 2-lot commercial subdivision located at approximately 500 West SR-92 in an existing Planned Community zone.

Commissioner Peterson stated that he has since left the employment of Central Bank, so he no longer has a conflict.

Mr. West informed the Commission about this application. He stated that this would extend the Sunrise Way road.

Mark Packard, representing Central Bank, was present and available to answer questions. Commissioner Dean inquired if they are still moving forward with the same architecture as previously discussed and which lot would the bank be located on. Mr. Packard replied that the architecture is the same and that they are looking to place the bank on the east lot or corner parcel.

The Public Hearing on this item closed at 9:13 p.m.

Motion: Commissioner Hampton moved to recommend approval to the City Council for the Central Bank Subdivision, a 2-lot commercial subdivision located at approximately 500 West SR-92 in an existing Planned Community zone; and to include all DRC comments and that it's not detrimental to the health, welfare, and safety of Lehi Citizens. Commissioner Dean seconded the motion.

Commissioner Peterson asked that the motion be amended to include that it does meet the requirements of the development code.

Amended Motion: Commissioner Hampton moved to add that the applicant meets the requirements of the development code. Commissioner Dean seconded the amended motion.

The motion passed unanimously.

5.5 Vic Hansen - Requests Subdivision approval of RT & RH Subdivision, a 2-lot subdivision with an existing home located at 1311 North 300 West in an existing Mixed Use zone.

Mr. West informed the Commission that this property is just north of State Street and that they meet the requirements of the code.

Commissioner Dean inquired if this property had curb and sidewalk. Mr. West explained that it does. He said that there is a home and a business located on this project and they would like to split the property into two parcels with the home on one and the business on the other.

Vic Hansen, representing the applicant, was present and available to answer questions.

Chair Roll closed the public hearing at 9:17 p.m.

Motion: Commissioner Barnes moved to approve the Subdivision of RT & RH Subdivision, a 2-lot subdivision with an existing home located at 1311 North 300 West in an existing Mixed Use zone; including all DRC comments; with the finding that it conforms with the existing land use requirements; and that it is not injurious to the health, safety and welfare of the public. Commissioner Peterson seconded the motion.

Motion passed unanimously.

5.6 Matt Robinson – Requests Preliminary Subdivision review and recommendation for Indian Springs, a 23-lot residential development located at 826 North 1700 West in an existing R-1-22 zone.

Mr. West stated that there is no PRD or PD overlay and that there was a concept plan approved. He said there is an existing home onsite. He also said that the applicant received a 4 lot density bonus for improving 1700 west, the waste ditch, and trail. He said that DRC recommended that they show the trail on the final plat, and that 20% of the detention basin should be xeriscape.

Matt Robinson and Tim Alders, with Handcrafted Homes, were present and available for questions.

The public hearing for this item closed at 9:22 p.m.

Motion: Commissioner Peterson moved to recommend approval to the Council for the Preliminary Subdivision for Indian Springs, a 23-lot residential development located at 826 North 1700 West in an existing R-1-22 zone; and include the DRC comments; with the finding that they meet the requirements of the development code and that it is not detrimental or injurious to the safety, and welfare of the citizens; and that they made the recommended changes from the concept plan to straighten the road. Commissioner Barnes seconded the motion.

Motion passed unanimously.

5.7 Gauge Development – Requests Preliminary Subdivision review and recommendation for Quail Crossing, a 5-lot residential development located at 1720 West 300 North in an approved R-1-22 zone.

Mr. West explained that this is a 5 lot subdivision with final plat being allowed to run concurrently on this. He said that improvements are being made to 1700 west, so there is an agreement with Lehi City and the developer to allow the developer some design considerations. He said that an agricultural no climb fence or letter from adjoining property owners would be required.

Commissioner Peterson inquired about the detention basin that would be part of the yard. Mr. West stated that they do allow that for smaller detention basins, and that the property can't make design modifications to it without approval from the City.

Commissioner Barnes inquired about the CC&Rs on the property. Mr. West stated that the city does not enforce the CC&Rs and that it may not be part of a PUD.

Coby Wilson, with Gauge Development, was present and available to answer questions. Mr. Wilson stated that pursuant to the agreement that states that design considerations may be given for this subdivision, he requested that lot 105 be given a variance to reduce the rear yard setback to 25 feet instead of 30 feet.

Mr. Struthers stated that his staff is comfortable allowing this variance and that they have done this before when considering design standards as part of an agreement with the city. Mr. Wilson apologized that this was not addressed earlier, but that he recently had a situation arise where this became an issue.

The public hearing on this item closed at 9:31 p.m.

Motion: Commissioner Hemmert moved to recommend approval to the Council for the Preliminary Subdivision for Quail Crossing, a 5-lot residential development located at 1720 West 300 North in an approved R-1-22 zone; and to include an additional rear yard setback variance on lot 105 to 25 feet; and include DRC redline comments; and include as a finding of fact that the proposed subdivision meets the Lehi City Development Code; and that it's not detrimental to the public health, safety, welfare of Lehi City. The motion was seconded by Commissioner Peterson.

The Motion passed unanimously.

Commissioner Dean asked if the Chair would entertain a recess. Chair Roll said he would entertain a motion for a recess.

Motion: Commissioner Dean moved that the Commission recess for 5 minutes. The Motion was seconded by Commissioner Hemmert.

The motion passed unanimously.

The Planning Commission recessed for a break at 9:33 p.m.
The meeting reconvened at approximately 9:41 p.m.

5.8 Lehi City – Requests review and recommendation of Development Code amendments to Chapters 5, 12, 37, and 39 regarding Group Home regulations.

Mr. West stated that a couple of changes were made since the work session. He said they added back in the juvenile group facilities as a conditional use in light industrial.

Commissioner Barnes inquired about what motivated this review. Mr. Struthers replied that there was some confusion from residents during the Beehive Homes application as to the definition of group homes versus assisted living. He said that this would help to clarify the difference. He also said that the Federal Fair Housing Act has also changed, so they are just trying to bring the City's code into compliance.

The public hearing for this item closed at 9:44 p.m.

Motion: Commissioner Peterson moved to recommend approval of the Development Code amendments to Chapters 5, 12, 37, and 39 regarding Group Home regulations; including all the comments and the finding that the proposed amendment to the Development Code is not detrimental to the public health safety and welfare of the city and that it is in compliance with the purpose, intent and provisions of the general plan in various elements. Commissioner Hemmert seconded the motion.

The motion passed unanimously.

5.9 Lehi City – Requests review and recommendation of a Development Code amendment to Chapter 23 regarding electronic billboards.

Mr. West stated that this item was reviewed in the Planning Commission Work Session. He said that they made changes including reducing the spacing requirement from one quarter mile to 1000 feet, the 16 second transition time was changed to 8, and diagrams were added for clarification.

Nate Seacrest, representing Reagan Signs, believes that they are close to an ordinance that would be workable for their industry. He suggested adding in the ordinance that a sign may be taken down and then that company would have a credit with the city to re-erect a new sign in an appropriate location in the future. He said that this would help reduce the density of signs in some places, and that this concept is used in Salt Lake City and Ogden.

Mr. Cummings expressed concerns with allowing a credit system or banking system, and what may happen if those credits cannot be used.

Commissioner Peterson inquired as to when a billboard would even need to be taken down. Mr. Seacrest replied that if the freeway is widened or the road changes, then that would be a taking by UDOT and they would need to find a new location.

Commissioner Dean inquired about how they would be able to rectify a sign if UDOT had to have it taken down for new construction. Mr. Seacrest replied that State law states that the sign has the rights to be re-erected in a new location within 1 mile.

Guy Larsen, with Regan Advertising, stated that the sign relocation works well when there is a circumstance where the sign would be a better fit somewhere else along the corridor. He stated that it allows signs to be moved for development.

Chair Roll liked the idea of some flexibility to move the signs.

Mr. West stated that if the council wanted to include the credit system as part of the ordinance then he would suggest adding that a sign can only be relocated along the I15 corridor.

Commissioner Peterson inquired as to when sign conversions will take place. Mr. Seacrest stated that it will take some time to convert the signs.

Wade Budge, with Top Ad Media, informed the Commission that he proposed 7 recommendations that could be added to the ordinance as it stand. He stated that in one of those suggestions, there was a figure inserted what shows a back to back sign with a radius around it. He suggested that they keep that, but show the double sided sign with b., so that they can get a sense of where an overlap would occur, and add a second figure, 1.b, a single sign so that they can see the full 180 degrees more clearly. Mr. Budge stated that he hopes the Commission will consider his proposal as part of the motion.

The public hearing on this item closed at 10:06 p.m.

Mr. Cummings expressed concern in regards to the credits given if a sign were taken down. His concern is that they could potentially reach a situation where credits are banked, signs are converted in the meantime, and then a certain sign owner may have credits, but is unable to use them. He is concerned that the city may be sued for a taking in that case.

Mr. Struthers believes that the City may end up with fewer signs overall if the commission chooses not to include the credits or banking policy in the ordinance.

Motion: Commissioner Hemmert moved to recommend approval to the City Council of the Development Code amendment to Chapter 23 regarding electronic billboards; as drafted and written by Lehi City staff. The motion was seconded by Commissioner Peterson

Commissioner Peterson asked that the motion be amended to include the additional figures for single faced and double faced, as proposed by the industry, for clarification; and to add that the 45 degree angle be measured from the freeway and not from the interior angle.

Amended Motion: Commissioner Hemmert amended the motion as suggested by Commissioner Peterson. Commissioner Peterson seconded the amendment.

Motion passed, with one opposed from Commissioner Dean.

6. CITY BUSINESS

There was discussion regarding the Planning Commission's role and when they should approve certain items based on those items meeting the requirements set forth in the development code.

7. ADJOURN

With no further business to come before the Commission at this time, Commissioner Peterson moved to adjourn the meeting. Commissioner Hemmert seconded the motion. The motion passed unanimously.

The meeting adjourned at approximately 10:40 p.m.

Commission Chair, Steve Roll

Deputy Recorder, Teisha Wilson

Minutes were approved on January 28, 2016

DRAFT

Edge Land General Plan Amendment and Concept Planning Commission Report				
Applicant:	Edge Land 16 (Steve Maddox and Curtis Leavitt)			
Requested Action/Purpose:	Review and recommendation for A) an amendment to the General Plan B) a proposed concept for a residential development			
Location:	Northeast corner of Main Street and 2300 West			
Acreage:	8.9 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	Commercial			
Proposed Land Use Designation:	Commercial/HDR			
Existing Land Use:	Undeveloped			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray's Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
Date of Last DRC Review:	General Plan Amendment: November 10, 2015 Concept: December 2, 2015			

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

HISTORY

February 10, 1999 – The Lehi West Crossroads Annexation was recorded which included the subject property.

December 10, 2015 – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

Scott Dean moved to table Edge Land 16's request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.

ANALYSIS**General Plan Amendment:**

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan; however the applicant would like to change the majority to HDR, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development. It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel. That report is attached to the Commission's packet.

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

Concept:

The applicant is requesting review and recommendation for a proposed concept to show the type of development that could occur if the General Plan Amendment is approved. The proposed concept shows an approximately 1.6 acre commercial pad with a 20,000 square foot commercial building and an approximately 8.3 acre pad to be development into 60 stacked units and 49 townhome units. The proposed development is brought to the corner of Main Street and 2300 West to create a streetwall with parking in the rear. Gabion baskets with planters and pavers will be added along Main Street to create an urban feel, similar to the new Main Street improvements in the historic downtown area. Also, as per the DRC review, Staff recommends using brick as the primary building material on the condos and commercial building along Main Street to achieve a more "urban" feel to the project.

RECOMMENDATIONS/POSSIBLE ACTIONS**General Plan amendment:**

The Planning Commission may recommend that the City Council approve or deny the General Plan Amendment, or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion.

Concept:

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS**General Plan Amendment:**

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a General Plan amendment. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

Concept:

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Edge Land General Plan Amendment
DRC Redline Comments**

Edge Land – Requests review of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street from a Commercial to an HDR Land Use Designation.

DRC Members Present: Woody Berry, Kerry Evans, Lee Barnes, Christie Hutchings, Lynn Jorgenson, Mike Howell, Ross Dinsdale, Craig Barratt, Todd Munger

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/5/15

Time Start: 9:50 AM

Time End: 10:15 AM

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

1. This property is one of few remaining commercial areas in west Lehi. One of the goals of the General Plan is to “encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods”. Under this goal there is a section that specifically speaks to this area of west Main Street (Best Practice 1.5). It states the following:

Best Practice 1.5: Develop West Main Street and create opportunities for neighborhood-scale commercial nodes

This section of Main Street, between 500 West and the City limit, is not discussed much in former City Plans, which mostly concentrate on the stretch east of 500 West. However it plays an important role as it serves as a transition zone from the historic and rather urban portion of Main Street to the more agricultural and rural area. That stretch of the corridor also serves as a western gateway into the core of the City.

Development for this section of Main Street needs to be strategic to ensure that existing neighborhoods, open space, public facilities and agricultural lands are not completely destroyed or jeopardized by new developments. Strategies for developing that section of the Main Street corridor may include the following:

Update zoning codes and standards to allow for the inclusion of compatible land uses along the corridor.

- a) Identify commercial and neighborhood commercial nodes to serve residents along the corridor as well as others in the City. This will ensure that development and intensity of activity is concentrated and not spread throughout the whole area.
- b) Conduct a study, and develop design guidelines for commercial and residential units for this stretch of Main Street to ensure that new developments are of a standard that strengthens the identity of Main Street while preserving existing neighborhoods and land uses. Guidelines may include: building height, setbacks, densities, color schemes, signage, landscaping, etc.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

- c) Require a PUD for residential development in this area and ensure that developments address Main Street with adequate landscaping.
 - d) Consider providing incentives for developers who may be interested in developing along the corridor.
 - e) The City should also consider the creation of a western gateway feature close to the intersection of Main Street and 2300 West.
2. If high density is to be approved at this location, it should be well planned, and integrated with the commercial use on the corner, and possibly include a mixed use component in order to create a “gateway feature” as noted in Best Practice 1.5.
 3. Coordinate with Planning Staff to look at alternatives to the basic change from Commercial to HDR that is being requested.

GENERAL DRC COMMENTS

- The utilities will need to be reevaluated to determine if there is capacity for higher demand on the system.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for General Plan Amendment, regarding the Alpine School districts land located at 2300 West and Main Street.

Edge Homes is excited for the opportunity to present Lehi City with our Western Lehi Gateway development.

Our proposed plan is to create an inviting downtown atmosphere by providing the ideal mix of residential and commercial development with superior architecture, main street style lighting, and landscaping specifically designed for Main Street in Lehi.

The residential buildings fronting Main Street will feature timeless architecture conducive to a down town atmosphere and will be situated such that the front elevations of the buildings will face Main Street. This forward facing orientation of buildings will preserve the view along Main Street. (See elevation)

In addition to the beautiful landscaping and architecture that will visually prepare this location to become the Western Lehi Gateway, Edge Homes would like to participate with Lehi City in a gateway monument officially welcoming people into Utah's best place to live.

It is Edge Home's belief this newly rejuvenated area will support existing commerce along Main Street and attract proper and stable business owners; therefore sustaining a vibrant downtown atmosphere for future developments as the western end of Main Street grows.

The prime corner acre of this development will be local commercial use while the remainder of the development will consist of a mix of residential products designed to attract empty nesters to young professionals and families. The variety of housing options will range from main level living accommodating older citizens and those with disabilities, as well as options including views of Main Street from a third story balcony.

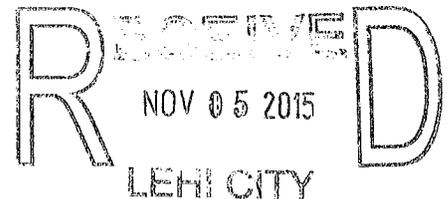
It is Edge Home's pleasure to work with Lehi City to ensure this prominent location sustains long-term livability, supports local commerce, and helps create an appropriate atmosphere for the Western Gateway into Lehi City.

"Appreciate more, whine less, and give without expectation"

-Mayor Bert Wilson Oct. 14, 2015

Edge Homes subdivisions currently under construction in Lehi City:

- Canyon Hills
- Broadmoor Park
- Crestview Lane
- Bingham Farms



A handwritten signature in cursive script that reads 'Steve Maddox'.

Steve Maddox
Managing Partner
Edge Homes



PUBLIC NOTICE

GENERAL PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on **December 10, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Building, 133 North 100 East, Lehi, Utah for the purpose of receiving comment on Edge Land 10's request for a General Plan Amendment on 8.9 acres of property located at 2300 West Main Street from C (Commercial) to an HDR (High Density Residential) land use designation.

All documentation is available for review at the Lehi City Planning Division, 133 North 100 East, Telephone 385-201-1030.

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#4.1





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#4.1



Retail MarketPlace Profile

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 1 mile radius

Prepared by Esri

Latitude: 40.3877

Longitude: -111.8859

Summary Demographics

2015 Population	7,463
2015 Households	1,826
2015 Median Disposable Income	\$54,993
2015 Per Capita Income	\$21,104

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$84,060,730	\$18,840,581	\$65,220,149	63.4	11
Total Retail Trade	44-45	\$76,022,520	\$18,110,641	\$57,911,879	61.5	9
Total Food & Drink	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$17,989,213	\$9,437,290	\$8,551,923	31.2	1
Automobile Dealers	4411	\$15,019,494	\$9,437,290	\$5,582,204	22.8	1
Other Motor Vehicle Dealers	4412	\$1,813,902	\$0	\$1,813,902	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,155,817	\$0	\$1,155,817	100.0	0
Furniture & Home Furnishings Stores	442	\$2,362,615	\$431,428	\$1,931,187	69.1	1
Furniture Stores	4421	\$1,689,177	\$0	\$1,689,177	100.0	0
Home Furnishings Stores	4422	\$673,438	\$431,428	\$242,010	21.9	1
Electronics & Appliance Stores	443	\$3,758,152	\$371,210	\$3,386,942	82.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,497,159	\$0	\$3,497,159	100.0	0
Bldg Material & Supplies Dealers	4441	\$3,079,587	\$0	\$3,079,587	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$417,572	\$0	\$417,572	100.0	0
Food & Beverage Stores	445	\$14,528,695	\$1,462,018	\$13,066,677	81.7	1
Grocery Stores	4451	\$12,165,840	\$1,462,018	\$10,703,822	78.5	1
Specialty Food Stores	4452	\$1,655,717	\$0	\$1,655,717	100.0	0
Beer, Wine & Liquor Stores	4453	\$707,138	\$0	\$707,138	100.0	0
Health & Personal Care Stores	446,4461	\$3,603,327	\$0	\$3,603,327	100.0	0
Gasoline Stations	447,4471	\$5,331,880	\$5,678,195	-\$346,315	-3.1	1
Clothing & Clothing Accessories Stores	448	\$3,385,835	\$730,500	\$2,655,335	64.5	3
Clothing Stores	4481	\$2,474,106	\$730,500	\$1,743,606	54.4	3
Shoe Stores	4482	\$373,628	\$0	\$373,628	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$538,101	\$0	\$538,101	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,599,041	\$0	\$2,599,041	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,147,160	\$0	\$2,147,160	100.0	0
Book, Periodical & Music Stores	4512	\$451,880	\$0	\$451,880	100.0	0
General Merchandise Stores	452	\$14,086,848	\$0	\$14,086,848	100.0	0
Department Stores Excluding Leased Depts.	4521	\$10,399,300	\$0	\$10,399,300	100.0	0
Other General Merchandise Stores	4529	\$3,687,548	\$0	\$3,687,548	100.0	0
Miscellaneous Store Retailers	453	\$3,741,423	\$0	\$3,741,423	100.0	0
Florists	4531	\$94,172	\$0	\$94,172	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$752,364	\$0	\$752,364	100.0	0
Used Merchandise Stores	4533	\$297,967	\$0	\$297,967	100.0	0
Other Miscellaneous Store Retailers	4539	\$2,596,920	\$0	\$2,596,920	100.0	0
Nonstore Retailers	454	\$1,138,332	\$0	\$1,138,332	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,028,689	\$0	\$1,028,689	100.0	0
Vending Machine Operators	4542	\$26,688	\$0	\$26,688	100.0	0
Direct Selling Establishments	4543	\$82,955	\$0	\$82,955	100.0	0
Food Services & Drinking Places	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2
Full-Service Restaurants	7221	\$4,246,561	\$356,383	\$3,890,178	84.5	1
Limited-Service Eating Places	7222	\$3,232,664	\$373,558	\$2,859,106	79.3	1
Special Food Services	7223	\$201,760	\$0	\$201,760	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$357,225	\$0	\$357,225	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

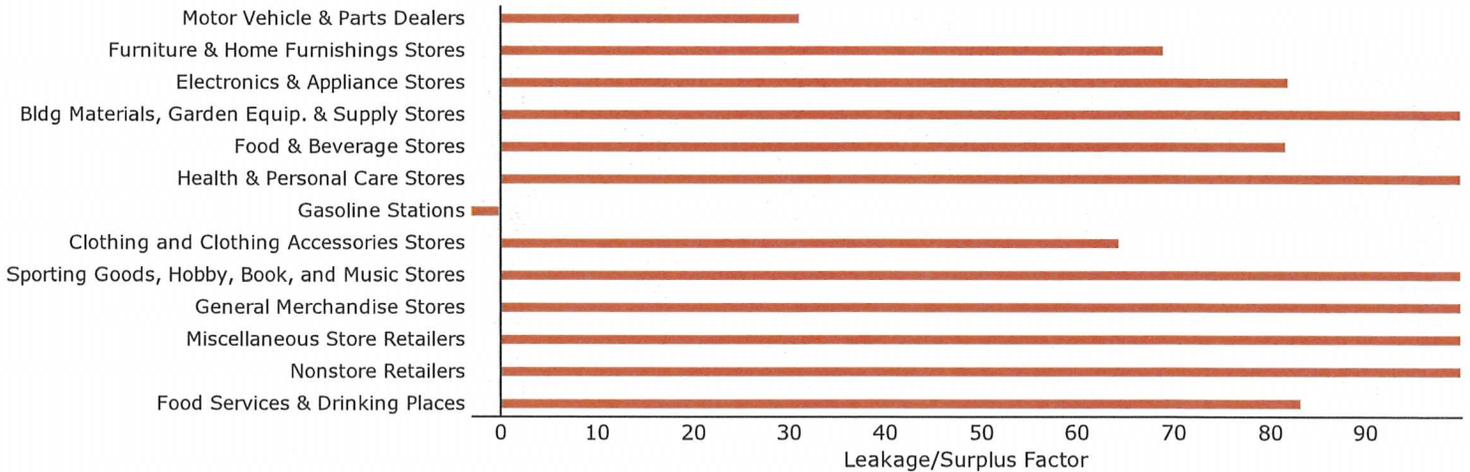
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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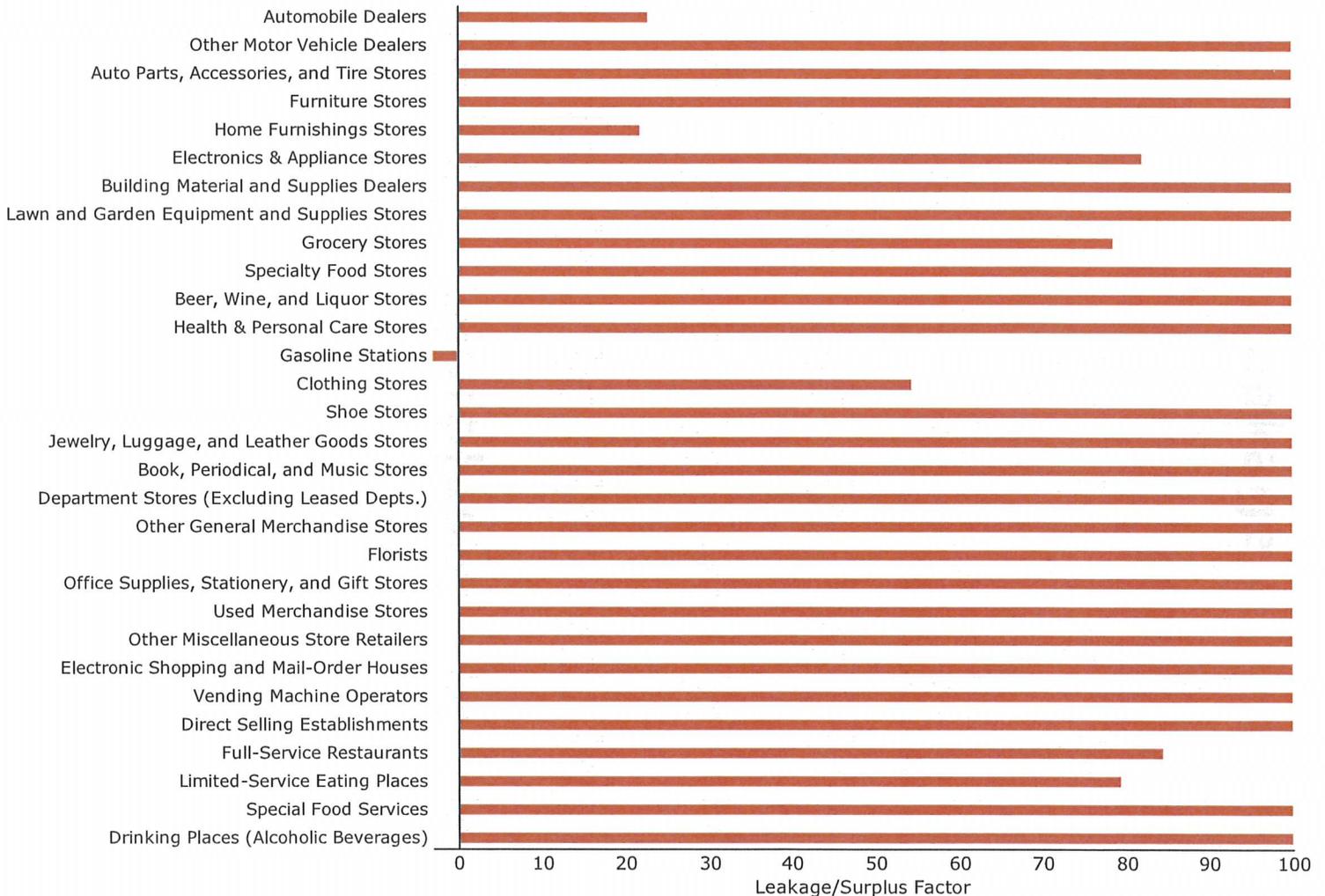
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 3 mile radius

Prepared by Esri

Latitude: 40.3877

Longitude: -111.8859

Summary Demographics

2015 Population	51,330
2015 Households	13,501
2015 Median Disposable Income	\$55,148
2015 Per Capita Income	\$21,525

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$595,755,224	\$387,028,152	\$208,727,072	21.2	183
Total Retail Trade	44-45	\$538,964,390	\$353,277,150	\$185,687,240	20.8	132
Total Food & Drink	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$127,299,137	\$40,596,705	\$86,702,432	51.6	19
Automobile Dealers	4411	\$106,223,761	\$26,498,436	\$79,725,325	60.1	7
Other Motor Vehicle Dealers	4412	\$12,888,209	\$9,171,495	\$3,716,714	16.8	4
Auto Parts, Accessories & Tire Stores	4413	\$8,187,168	\$4,926,774	\$3,260,394	24.9	7
Furniture & Home Furnishings Stores	442	\$16,741,220	\$6,164,746	\$10,576,474	46.2	10
Furniture Stores	4421	\$11,962,003	\$3,155,422	\$8,806,581	58.3	3
Home Furnishings Stores	4422	\$4,779,217	\$3,009,325	\$1,769,892	22.7	7
Electronics & Appliance Stores	443	\$26,538,277	\$33,675,425	-\$7,137,148	-11.9	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$24,887,720	\$14,274,131	\$10,613,589	27.1	16
Bldg Material & Supplies Dealers	4441	\$21,860,187	\$12,497,172	\$9,363,015	27.3	10
Lawn & Garden Equip & Supply Stores	4442	\$3,027,533	\$1,776,960	\$1,250,573	26.0	6
Food & Beverage Stores	445	\$103,159,901	\$88,033,058	\$15,126,843	7.9	13
Grocery Stores	4451	\$86,403,807	\$75,529,355	\$10,874,452	6.7	8
Specialty Food Stores	4452	\$11,750,548	\$12,503,702	-\$753,154	-3.1	5
Beer, Wine & Liquor Stores	4453	\$5,005,546	\$0	\$5,005,546	100.0	0
Health & Personal Care Stores	446,4461	\$25,761,931	\$13,100,318	\$12,661,613	32.6	11
Gasoline Stations	447,4471	\$37,754,605	\$29,040,135	\$8,714,470	13.0	8
Clothing & Clothing Accessories Stores	448	\$23,911,476	\$6,725,641	\$17,185,835	56.1	14
Clothing Stores	4481	\$17,478,809	\$5,767,676	\$11,711,133	50.4	12
Shoe Stores	4482	\$2,634,830	\$566,685	\$2,068,145	64.6	1
Jewelry, Luggage & Leather Goods Stores	4483	\$3,797,837	\$391,280	\$3,406,557	81.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$18,327,938	\$6,887,608	\$11,440,330	45.4	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$15,135,726	\$5,757,535	\$9,378,191	44.9	11
Book, Periodical & Music Stores	4512	\$3,192,212	\$1,130,074	\$2,062,138	47.7	1
General Merchandise Stores	452	\$99,729,978	\$103,538,451	-\$3,808,473	-1.9	5
Department Stores Excluding Leased Depts.	4521	\$73,563,783	\$101,064,477	-\$27,500,694	-15.7	2
Other General Merchandise Stores	4529	\$26,166,195	\$2,473,974	\$23,692,221	82.7	2
Miscellaneous Store Retailers	453	\$26,700,769	\$7,566,751	\$19,134,018	55.8	12
Florists	4531	\$681,214	\$769,418	-\$88,204	-6.1	3
Office Supplies, Stationery & Gift Stores	4532	\$5,343,008	\$2,717,809	\$2,625,199	32.6	5
Used Merchandise Stores	4533	\$2,111,330	\$0	\$2,111,330	100.0	0
Other Miscellaneous Store Retailers	4539	\$18,565,218	\$4,009,487	\$14,555,731	64.5	4
Nonstore Retailers	454	\$8,151,438	\$3,674,181	\$4,477,257	37.9	1
Electronic Shopping & Mail-Order Houses	4541	\$7,304,668	\$3,674,181	\$3,630,487	33.1	1
Vending Machine Operators	4542	\$189,126	\$0	\$189,126	100.0	0
Direct Selling Establishments	4543	\$657,643	\$0	\$657,643	100.0	0
Food Services & Drinking Places	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52
Full-Service Restaurants	7221	\$29,998,601	\$14,516,420	\$15,482,181	34.8	28
Limited-Service Eating Places	7222	\$22,819,693	\$19,006,935	\$3,812,758	9.1	23
Special Food Services	7223	\$1,434,417	\$0	\$1,434,417	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$2,538,124	\$227,647	\$2,310,477	83.5	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

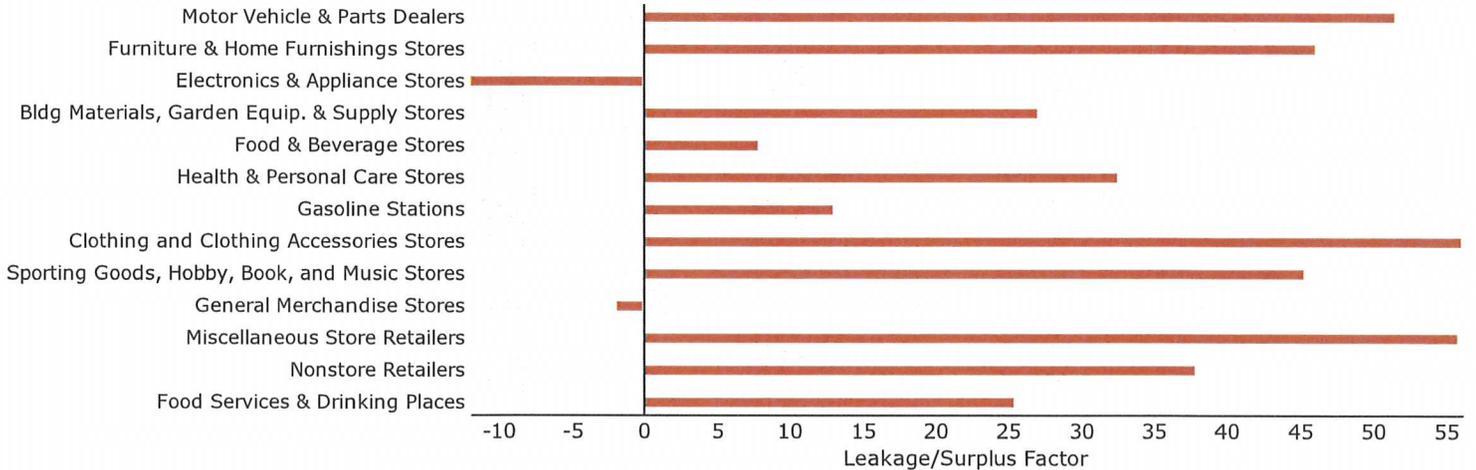
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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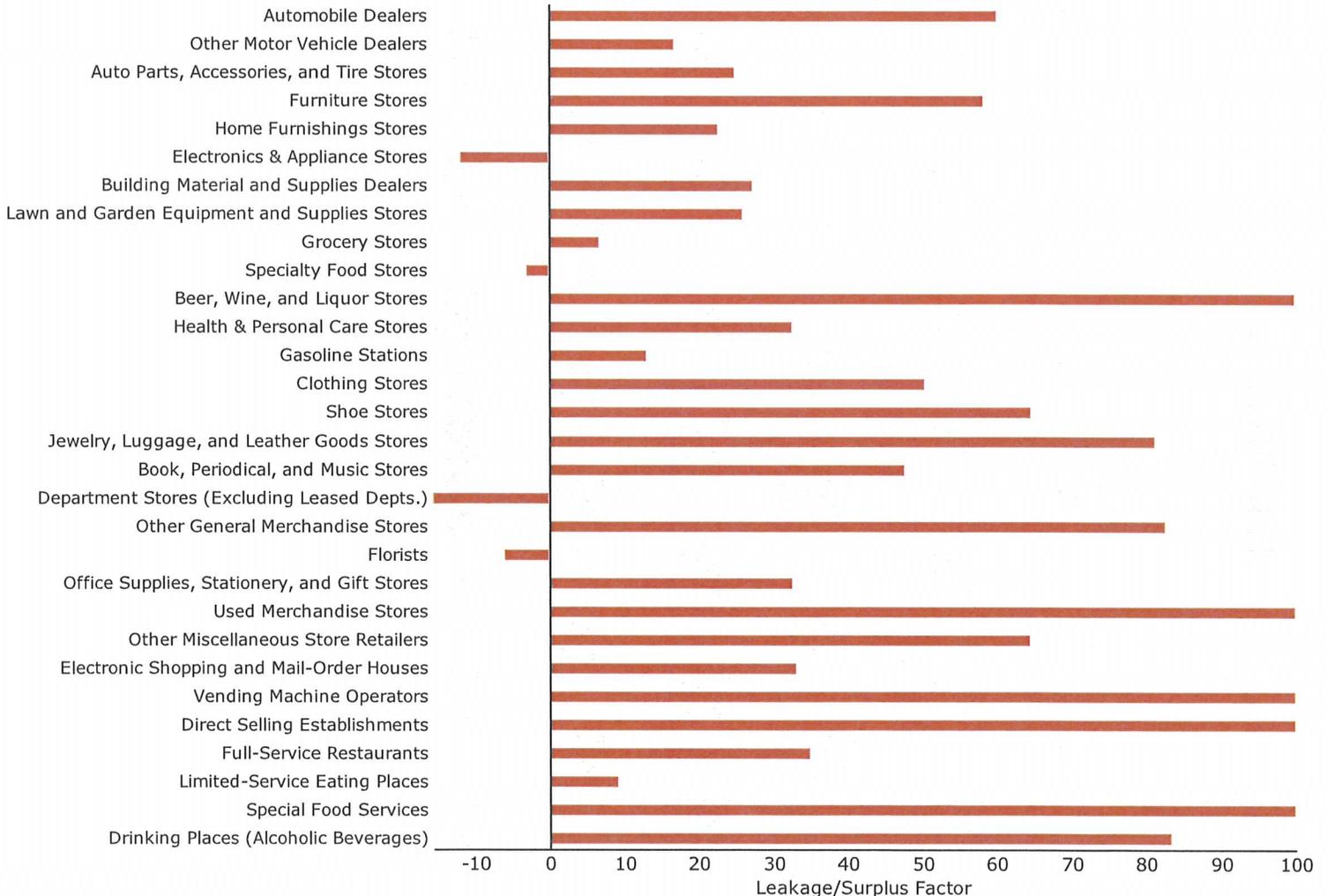
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 3 mile radius

Prepared by Es
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.3877
 Longitude: -111.8859

Summary Demographics

2015 Population	106,666
2015 Households	27,273
2015 Median Disposable Income	\$57,910
2015 Per Capita Income	\$22,612

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,298,078,565	\$1,104,901,001	\$193,177,564	8.0	462
Total Retail Trade	44-45	\$1,173,804,737	\$1,017,534,934	\$156,269,803	7.1	334
Total Food & Drink	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$276,559,482	\$75,726,398	\$200,833,084	57.0	31
Automobile Dealers	4411	\$230,170,567	\$53,852,944	\$176,317,623	62.1	13
Other Motor Vehicle Dealers	4412	\$28,507,923	\$11,933,485	\$16,574,438	41.0	5
Auto Parts, Accessories & Tire Stores	4413	\$17,880,993	\$9,939,969	\$7,941,024	28.5	13
Furniture & Home Furnishings Stores	442	\$36,642,520	\$13,493,993	\$23,148,527	46.2	19
Furniture Stores	4421	\$26,195,199	\$6,568,499	\$19,626,700	59.9	7
Home Furnishings Stores	4422	\$10,447,321	\$6,925,494	\$3,521,827	20.3	12
Electronics & Appliance Stores	443	\$58,065,062	\$64,263,959	-\$6,198,897	-5.1	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$54,988,943	\$48,152,136	\$6,836,807	6.6	34
Bldg Material & Supplies Dealers	4441	\$48,372,887	\$45,705,653	\$2,667,234	2.8	26
Lawn & Garden Equip & Supply Stores	4442	\$6,616,056	\$2,446,483	\$4,169,573	46.0	8
Food & Beverage Stores	445	\$224,057,773	\$150,301,462	\$73,756,311	19.7	27
Grocery Stores	4451	\$187,578,408	\$135,003,614	\$52,574,794	16.3	17
Specialty Food Stores	4452	\$25,541,330	\$15,297,849	\$10,243,481	25.1	10
Beer, Wine & Liquor Stores	4453	\$10,938,035	\$0	\$10,938,035	100.0	0
Health & Personal Care Stores	446,4461	\$56,112,891	\$23,210,610	\$32,902,281	41.5	21
Gasoline Stations	447,4471	\$81,327,868	\$47,236,205	\$34,091,663	26.5	13
Clothing & Clothing Accessories Stores	448	\$52,352,211	\$60,009,304	-\$7,657,093	-6.8	64
Clothing Stores	4481	\$38,195,970	\$45,820,562	-\$7,624,592	-9.1	51
Shoe Stores	4482	\$5,735,080	\$11,759,555	-\$6,024,475	-34.4	8
Jewelry, Luggage & Leather Goods Stores	4483	\$8,421,161	\$2,429,187	\$5,991,974	55.2	5
Sporting Goods, Hobby, Book & Music Stores	451	\$40,254,042	\$64,610,290	-\$24,356,248	-23.2	29
Sporting Goods/Hobby/Musical Instr Stores	4511	\$33,238,475	\$59,377,290	-\$26,138,815	-28.2	26
Book, Periodical & Music Stores	4512	\$7,015,567	\$5,233,000	\$1,782,567	14.6	3
General Merchandise Stores	452	\$217,483,609	\$406,123,187	-\$188,639,578	-30.2	17
Department Stores Excluding Leased Depts.	4521	\$160,665,574	\$224,235,845	-\$63,570,271	-16.5	11
Other General Merchandise Stores	4529	\$56,818,035	\$181,887,342	-\$125,069,307	-52.4	6
Miscellaneous Store Retailers	453	\$58,123,198	\$59,376,091	-\$1,252,893	-1.1	50
Florists	4531	\$1,493,259	\$1,472,201	\$21,058	0.7	4
Office Supplies, Stationery & Gift Stores	4532	\$11,727,704	\$6,560,084	\$5,167,620	28.3	13
Used Merchandise Stores	4533	\$4,609,497	\$562,890	\$4,046,607	78.2	2
Other Miscellaneous Store Retailers	4539	\$40,292,738	\$50,780,915	-\$10,488,177	-11.5	30
Nonstore Retailers	454	\$17,837,137	\$5,031,298	\$12,805,839	56.0	4
Electronic Shopping & Mail-Order Houses	4541	\$15,998,972	\$4,611,407	\$11,387,565	55.3	2
Vending Machine Operators	4542	\$411,380	\$0	\$411,380	100.0	0
Direct Selling Establishments	4543	\$1,426,785	\$419,891	\$1,006,894	54.5	2
Food Services & Drinking Places	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128
Full-Service Restaurants	7221	\$65,634,785	\$38,126,173	\$27,508,612	26.5	67
Limited-Service Eating Places	7222	\$49,804,222	\$48,704,018	\$1,100,204	1.1	58
Special Food Services	7223	\$3,177,856	\$0	\$3,177,856	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$5,656,966	\$535,876	\$5,121,090	82.7	3

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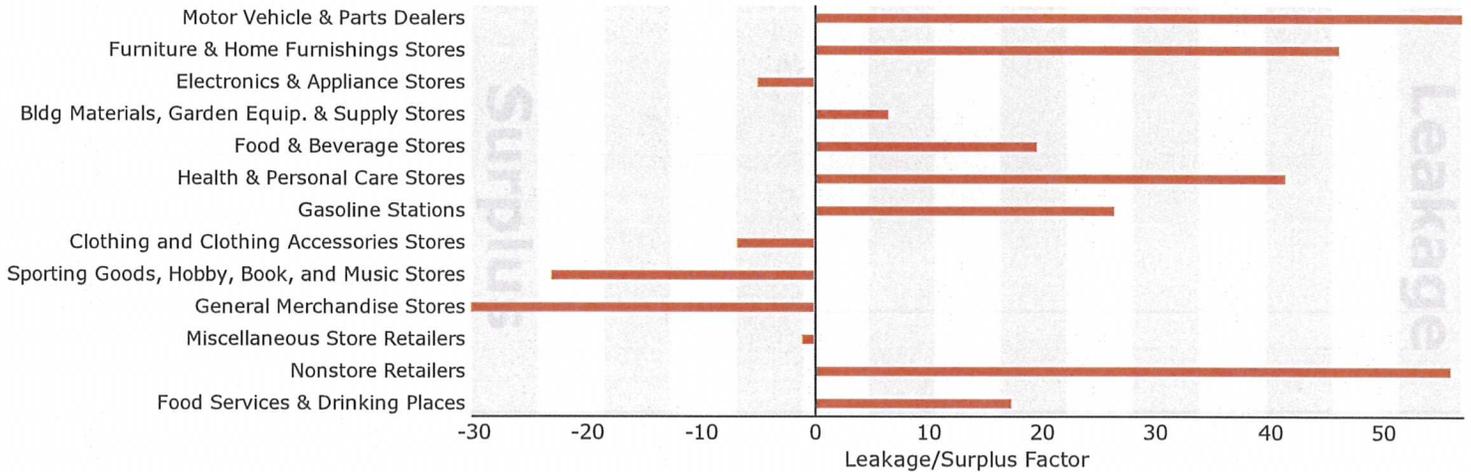
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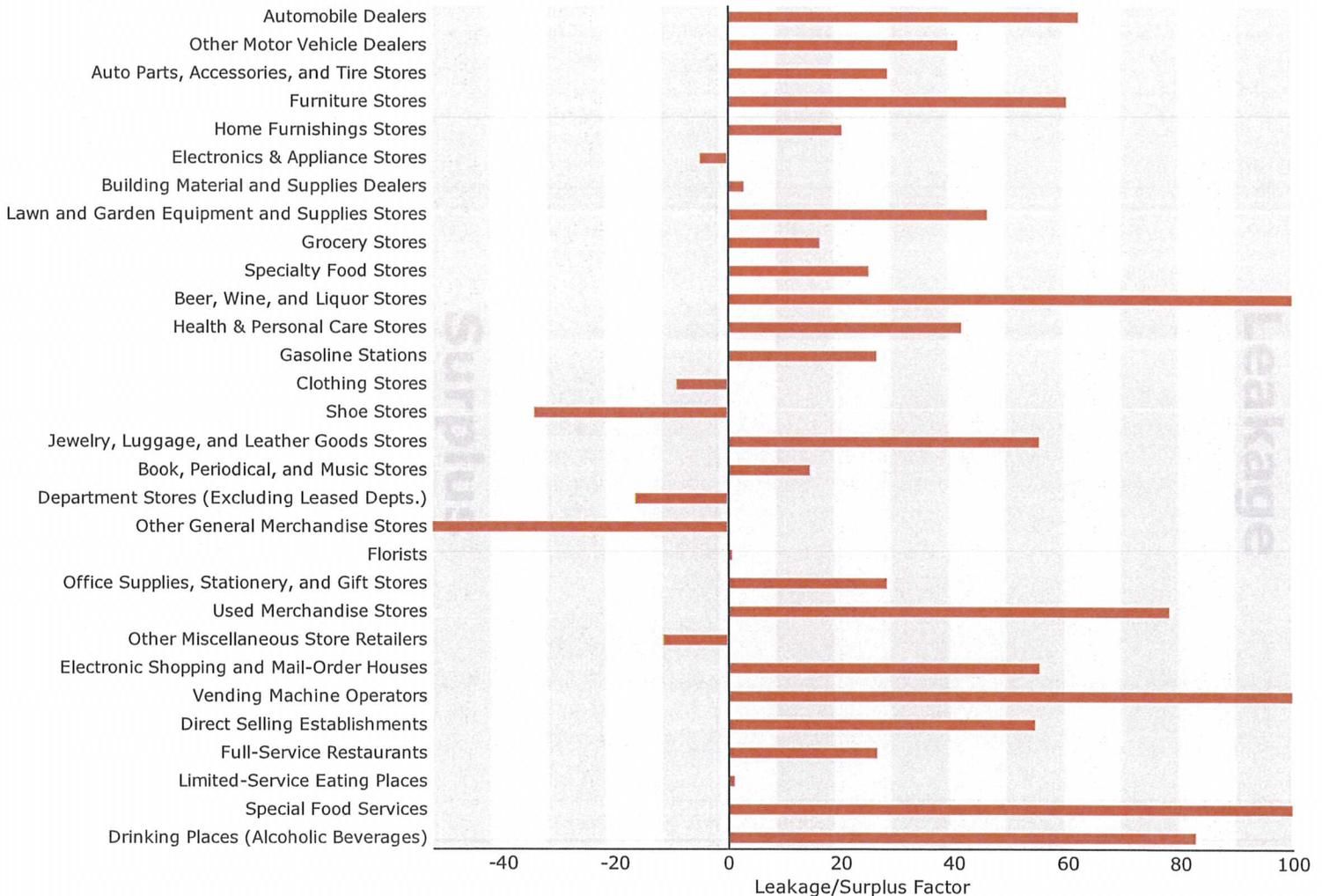
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 5 mile radius

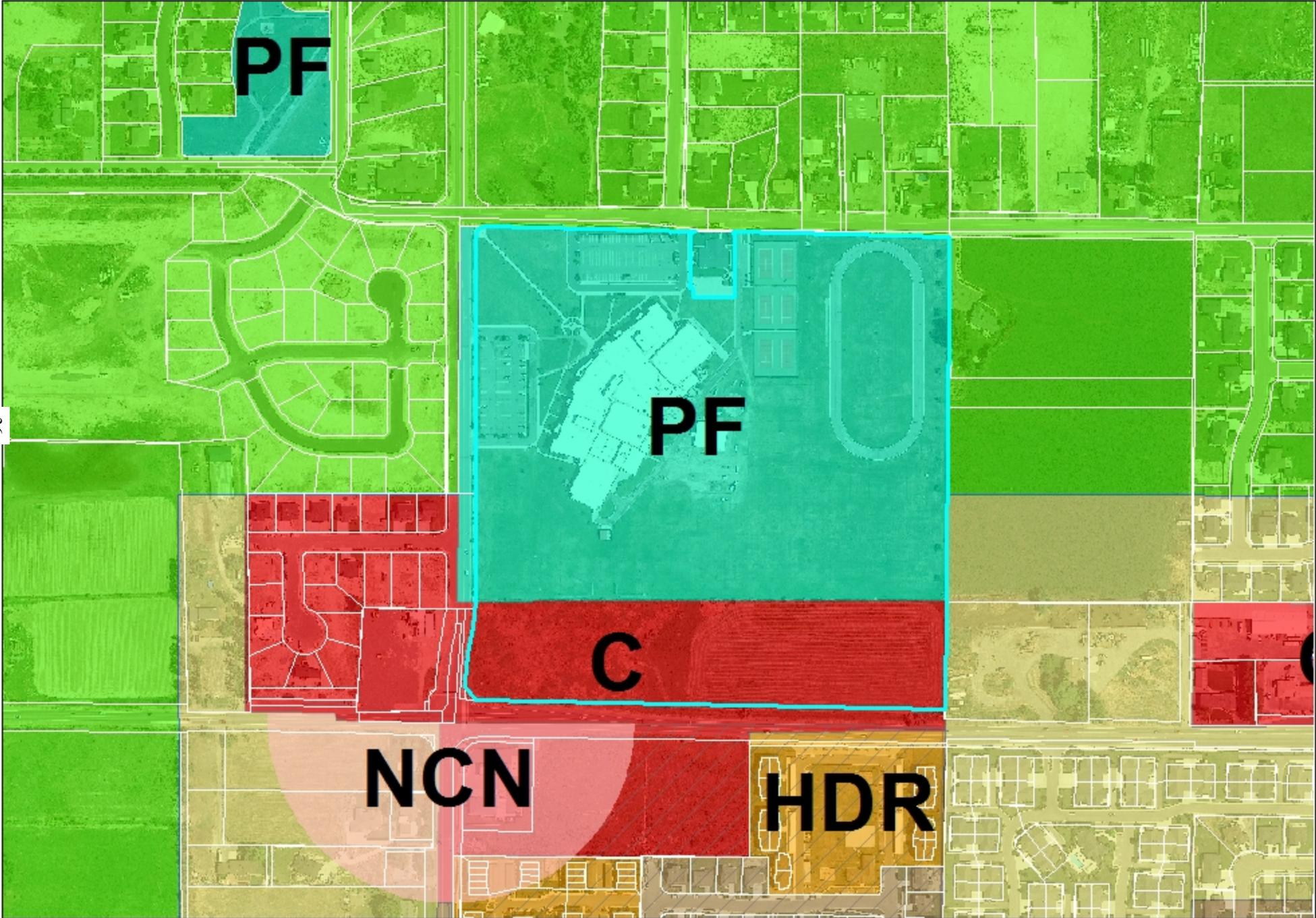
Prepared by Es
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



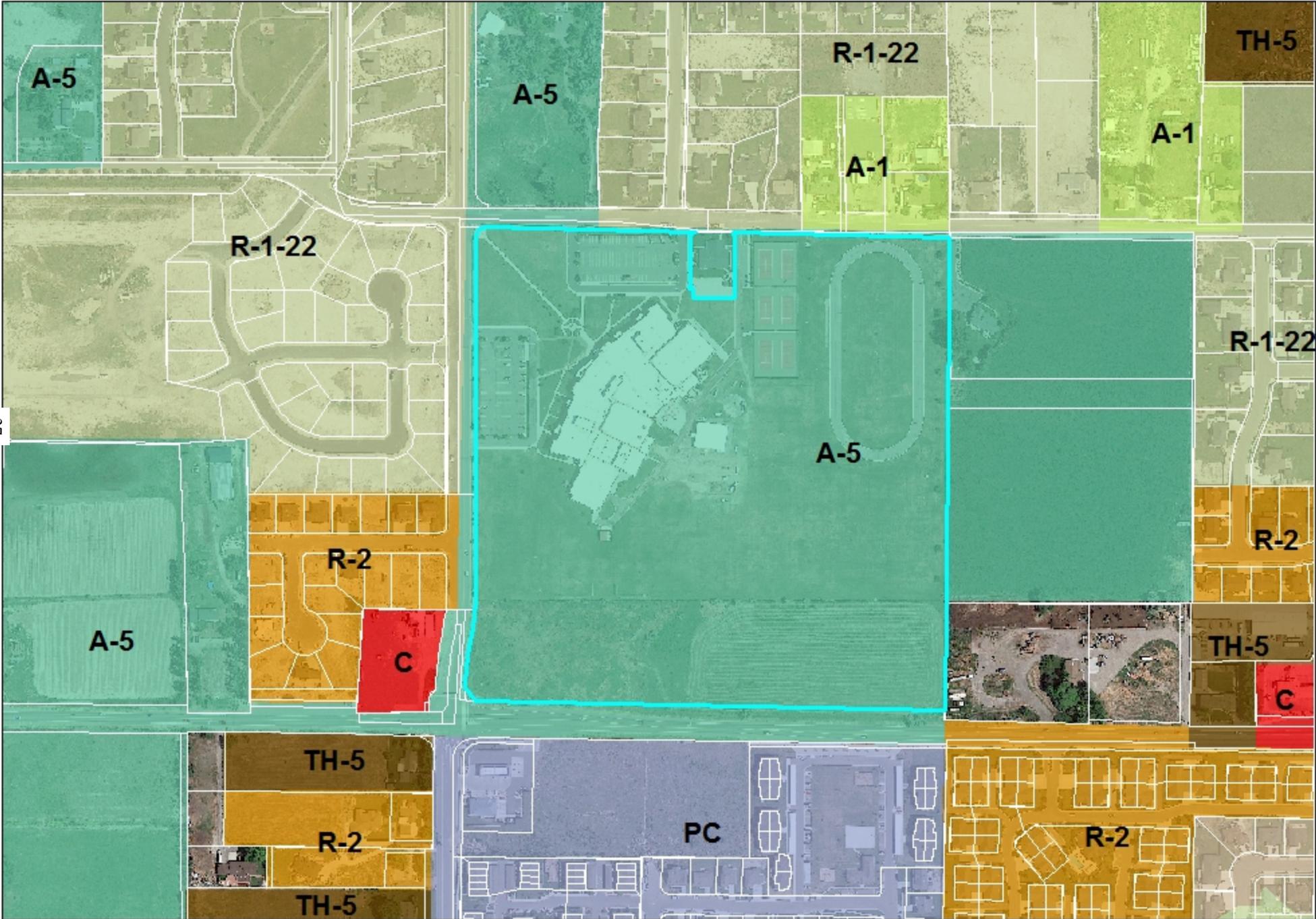
Leakage/Surplus Factor by Industry Group





Lehi Gateway/Edge Land GPA

Zoning



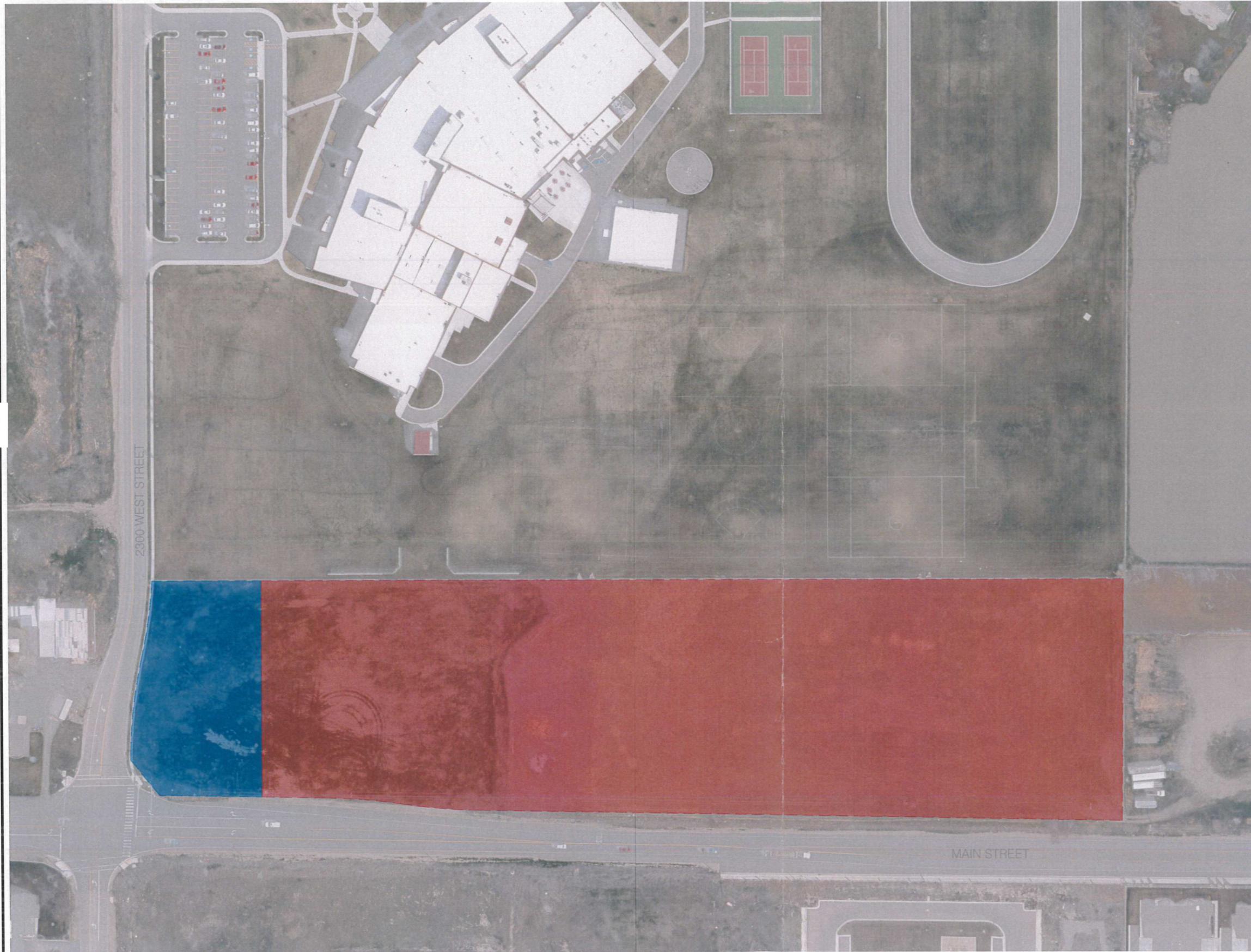
Lehi Gateway/Edge Land GPA

Aerial



DEVELOPER/OWNER: EDGE HOMES
 CONTACT: JARAN NICHOLLS
 TELEPHONE: 801-814-7044
 EMAIL: JNICHOLLS@EDGEHOMES.COM

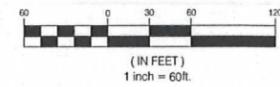
WILLOWCREEK SUBDIVISION



VICINITY MAP
N.T.S



GRAPHIC SCALE



LEGEND

- HIGH DENSITY RESIDENTIAL
14.3 UNITS/ACRE
AREA=7.89 ACRES
- COMMERCIAL
AREA=1.03 ACRES

NO.	DATE	DESCRIPTION



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NOV 05 2015

LEHI CITY

WILLOWCREEK SUBDIVISION CONCEPT

2300 WEST MAIN STREET
LEHI CITY, UTAH

PRELIMINARY

AERIAL VIEW

AEV.01
1 OF 1

Edge Land General Plan Amendment and Concept Planning Commission Report				
Applicant:	Edge Land 16 (Steve Maddox and Curtis Leavitt)			
Requested Action/Purpose:	Review and recommendation for A) an amendment to the General Plan B) a proposed concept for a residential development			
Location:	Northeast corner of Main Street and 2300 West			
Acreage:	8.9 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	Commercial			
Proposed Land Use Designation:	Commercial/HDR			
Existing Land Use:	Undeveloped			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray's Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
Date of Last DRC Review:	General Plan Amendment: November 10, 2015 Concept: December 2, 2015			

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

HISTORY

February 10, 1999 – The Lehi West Crossroads Annexation was recorded which included the subject property.

December 10, 2015 – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

Scott Dean moved to table Edge Land 16's request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.

ANALYSIS**General Plan Amendment:**

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan; however the applicant would like to change the majority to HDR, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development. It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel. That report is attached to the Commission's packet.

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

Concept:

The applicant is requesting review and recommendation for a proposed concept to show the type of development that could occur if the General Plan Amendment is approved. The proposed concept shows an approximately 1.6 acre commercial pad with a 20,000 square foot commercial building and an approximately 8.3 acre pad to be development into 60 stacked units and 49 townhome units. The proposed development is brought to the corner of Main Street and 2300 West to create a streetwall with parking in the rear. Gabion baskets with planters and pavers will be added along Main Street to create an urban feel, similar to the new Main Street improvements in the historic downtown area. Also, as per the DRC review, Staff recommends using brick as the primary building material on the condos and commercial building along Main Street to achieve a more "urban" feel to the project.

RECOMMENDATIONS/POSSIBLE ACTIONS**General Plan amendment:**

The Planning Commission may recommend that the City Council approve or deny the General Plan Amendment, or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion.

Concept:

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS**General Plan Amendment:**

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a General Plan amendment. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

Concept:

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Lehi Gateway Concept Plan
DRC Redline Comments**

Edge Land – Requests Concept plan review for Lehi Gateway, a 113-unit residential development located at approximately 2300 West Main Street in a proposed HDR Land Use Designation. (second submittal – date of last review 11/10/15)

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/24/15

Time Start: 2:15

Time End: 2:30

DRC COMMENTS:

- a) The overhead powerline across the frontage will need to be buried.
- b) There are no waterlines in Main Street
- c) Update the narrative to include an itemized list of things that are being provided in order to justify the increase in density/density bonus from 12 units per acre to 14.9 units per acre.
- d) Recommend the use of brick as a hard surface material, and at a higher percentage than the rock currently shows.
- e) The guest parking does not meet the City's requirement and would require a reduction as per 37.060 item I. Need to provide justification for the reduction.
- f) Recommend as a condition of approval that the commercial building have exceptional architecture that ties into the residential, and that it wrap the corner as shown in the concept plan.
- g) 6' fence will be required along the eastern boundary adjacent to the existing residential/agricultural use.
- h) Coordinate with Staff to look at density bonus items and other layout considerations.
- i) Break-up the roofline on the townhomes to provide additional variation.
- j) Utilities will need to be extended to the site along Main Street.
- k) Utility Master Plan will need to be updated to address the increase in density.
- l) Detention will be required with a discharge of 0.2 cfs per acre
- m) A traffic study will be required at subdivision/site plan and must address access spacing, access type, access location, and turn movements in 2300 W.
- n) Main Street is Master Planned with a 102' right-of-way.
- o) Suggest providing a pedestrian access to Willow Creek Middle School.
- p) With the current commitments based upon the existing General Plan, there is not sewer capacity in 2300 West to support the increased density
- q) A soils report will be required at the time of development

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



November, 5 2015

Lehi City Planning and Zoning
99 West Main Street Suite 100
Lehi City, Utah 84043

RE: **Concept Plan Application – Willow Creek Subdivision**

To Whom It May Concern:

We are applying for Concept Plan approval for the Willow Creek subdivision. The Willow Creek subdivision will consist of 8.92 acres that will be subdivided into a 1.03 acre commercial parcel and a 7.89 acre residential parcel zoned R-3.

Residential Dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten

The Willow Creek subdivision will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool for homeowners, sports court, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications.

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,
Edge Homes

A handwritten signature in black ink that reads 'Steve Maddox'.

Steve Maddox
Managing Partner





Willow Creek
Amenities

RECEIVED
NOV 05 2015
LEHI CITY





Horizon Heights (HTC Pod 27)

Exterior Option B



-48-

- Roof:** Charcoal Shingles
- Lap Siding:** Khaki Brown
- Siding Trim:** Cobblestone
- Board & Batten:** Arctic White
- Column/Bands:** Arctic White
- Stone:** Rocky Cliff Uintah Ledge Stone
- Stucco:** Dim Light
- Exterior Doors:** Black
- Windows:** Arctic White
- Railing:** Black
- Garage Doors:** Arctic White

Lehi Gateway/Edge Land GPA

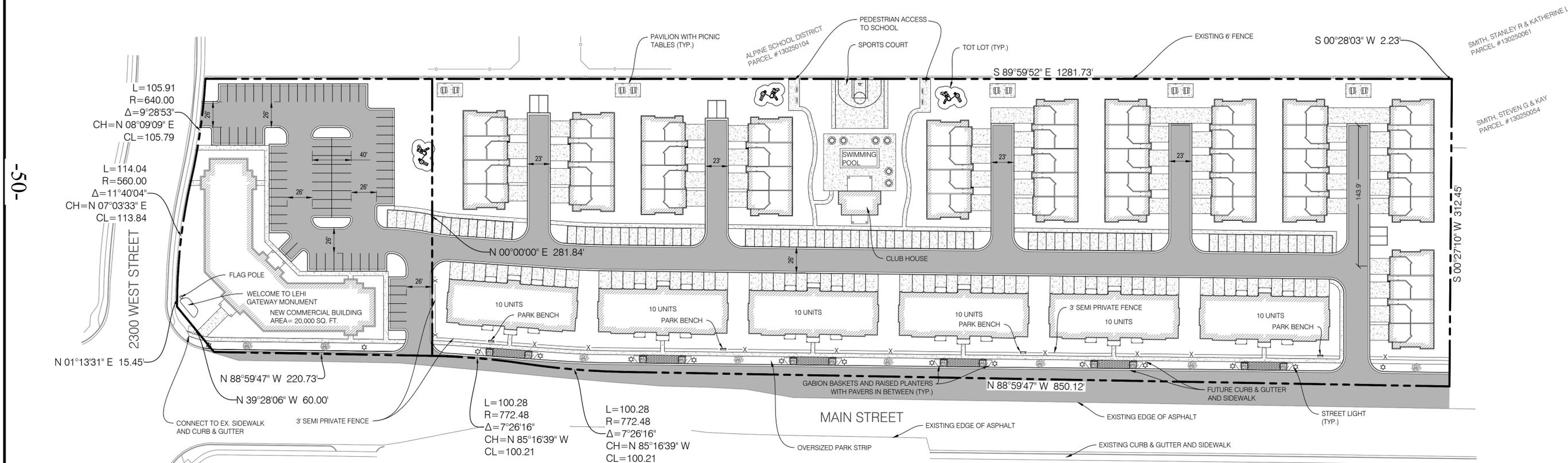
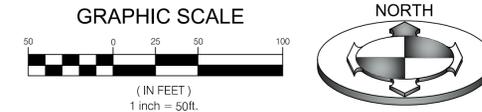
Aerial



LEHI GATEWAY



VICINITY MAP
N.T.S.



- NOTES:
 1. CURRENT OWNER OF PROPERTY IS THE ALPINE SCHOOL DISTRICT
 2. PROJECT DENSITY=14.9 UNITS PER ACRE
 3. 109 TOTAL UNITS

PARKING TOTALS	
REQUIRED RESIDENT PARKING (2/UNIT)	218
PROVIDED RESIDENT PARKING	218
REQUIRED VISITOR PARKING (1 / 3 UNITS)	37
PROVIDED VISITOR PARKING	23
REQUIRED COMMERCIAL PARKING (1/300 SQ. FT.)	67
PROVIDED COMMERCIAL PARKING	84
EXTRA COMMERCIAL STALLS TO BE USED FOR RESIDENTIAL USE	17

DEVELOPER/OWNER: EDGE HOMES
 CONTACT: JARAN NICHOLLS
 TELEPHONE: 801-814-7044
 EMAIL: JNICHOLLS@EDGEHOMES.COM

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org

NO.	DATE	DESCRIPTION
1	11/03/15	PRELIMINARY SURVEY
2	15/10/17	CONCEPT PLAN

SCALE: MEASURES IN CHAIN ON FULL SIZE SHEETS. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

PROJECT NO. 1510174

BENCHMARK
 ENGINEERING &
 LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com



LEHI GATEWAY CONCEPT
 2300 WEST MAIN STREET
 LEHI CITY, UTAH

PRELIMINARY
 CONCEPT PLAN
 CON.01
 1 OF 1

#42

Larsen-Schoonover-Scott Concept Planning Commission Report		
Applicant:	Mark Johnson	
Requested Action/Purpose:	Review and recommendation on a concept	
Location:	1150 North 300 East	
Project Area:	1.73 Acres	
Existing Zoning:	R-1-8	
Existing General Plan Land Use Designation	LDR	
Adjacent Zoning and Land Use:	<i>North:</i>	R-1-8 Single-family residential
	<i>South:</i>	R-1-8 Single-family residential
	<i>East:</i>	RA-1 Undeveloped
	<i>West:</i>	R-1-8 Single-family residential
Date of Last DRC Review:	January 13, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

HISTORY

June 15, 1872 – This property was a part of the original Lehi City incorporation.

ANALYSIS

The applicant requests approval of a concept plan for a proposed single family residential development in an existing R-1-8 Zone. This is a standard subdivision, with no PRD or PUD overlay. Access for the project comes off of 300 East. This proposal develops the existing cul-de-sac out and subdivides the northern lots. Each of the four existing homes are to remain. The DRC commented that these homes may have to be converted to underground power services.

There are several issues with Lots 2 and 3 meeting the requirements of the R-1-8 zone. Both lots do not meet the 80 feet minimum lot frontage requirement, and Lot 3 does not meet the 8,000 square feet minimum lot size requirement. The DRC made a comment that one of the two lots need to be eliminated to meet the zoning standards, unless a density in lieu of payment option is worked out with the City. There is the potential to allow the reduced lot size and frontages as a density in lieu of payment for street improvements if an agreement is worked out with the City. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Larsen-Schoonover-Scott Subdivision Concept
DRC Redline Comments**

Mark Johnson – Requests Concept Plan review of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Mark Johnson, Elmer Scott, John Larsen, Carmen Larsen, and Rebecca Larsen.

Date of Plans Reviewed: 1/7/16

Time Start: 1:45 PM

Time End: 2:15 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power:

- 1. The existing homes may have to be converted to underground power services.

Kerry – Fire: No comments

Greg – Water/Sewer:

- 2. There are existing sewer manholes that require a hard surface access to maintain.

Todd – Public Works: No comments

Kim – Planning:

- 3. Lots 2 and 3 do not meet the frontage requirement for the R-1-8 Zone of 80’. Lot 3 also does not meet the minimum lot size of 8,000 sq. ft. It appears one of the lots (2 or 3) will need to be eliminated and lot lines adjusted accordingly to meet the above stated zoning requirements, unless a density in lieu of payment option is worked out.

Gary – Building/Inspections:

- 4. Soils report will be required at the time of preliminary plat.

Mike – Public Works:

- 5. Show sidewalk and planter strip per Lehi City standards continuing through lots 4 and 5.

Ross – Engineering:

- 6. A potential option to allow the additional lot with reduced lot size and frontages could be allowed as a density in lieu of payment for street improvements.
- 7. Integral curb, gutter and side walk could be utilized on the local street.

Craig – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



January 6, 2016

Mr. Kim Struthers
Lehi City Planning & Zoning
153 North 100 East
Lehi, UT 84043

RE: Development Proposal for the "Larsen Schoonover Scott Subdivision"

Dear Kim,

The following description is provided by request of the concept plan application requirements. This application for the "Larsen Schoonover Scott Subdivision" is a request for a 5 lot subdivision approval under pre-existing physical constraints that will require special consideration.

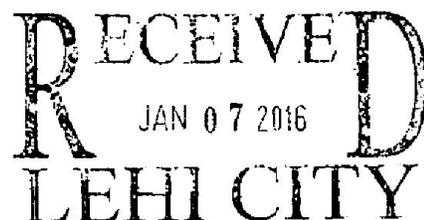
The purpose of this application is to complete public improvements that were never finished after the original subdivision was approved in 1979. The existing lots were recorded by deed, sanitary sewer and water facilities were installed and are functioning, but street improvements have never been constructed. This proposal is an attempt to rectify that situation and create a hard surface public street and partial sidewalk to improve public safety and accessibility.

In accordance with the application request, there will be no "proposed building materials", no "CC&R's" and no "required amenities" beyond those proposed in the concept plan provided.

If you have any questions concerning this information, please feel free to contact me directly at (801) 361-6221 or by e-mail at mark@mustangdes.com.

Sincerely
Mustang Design

Mark I. Johnson
Project Manager





-54-

-55-



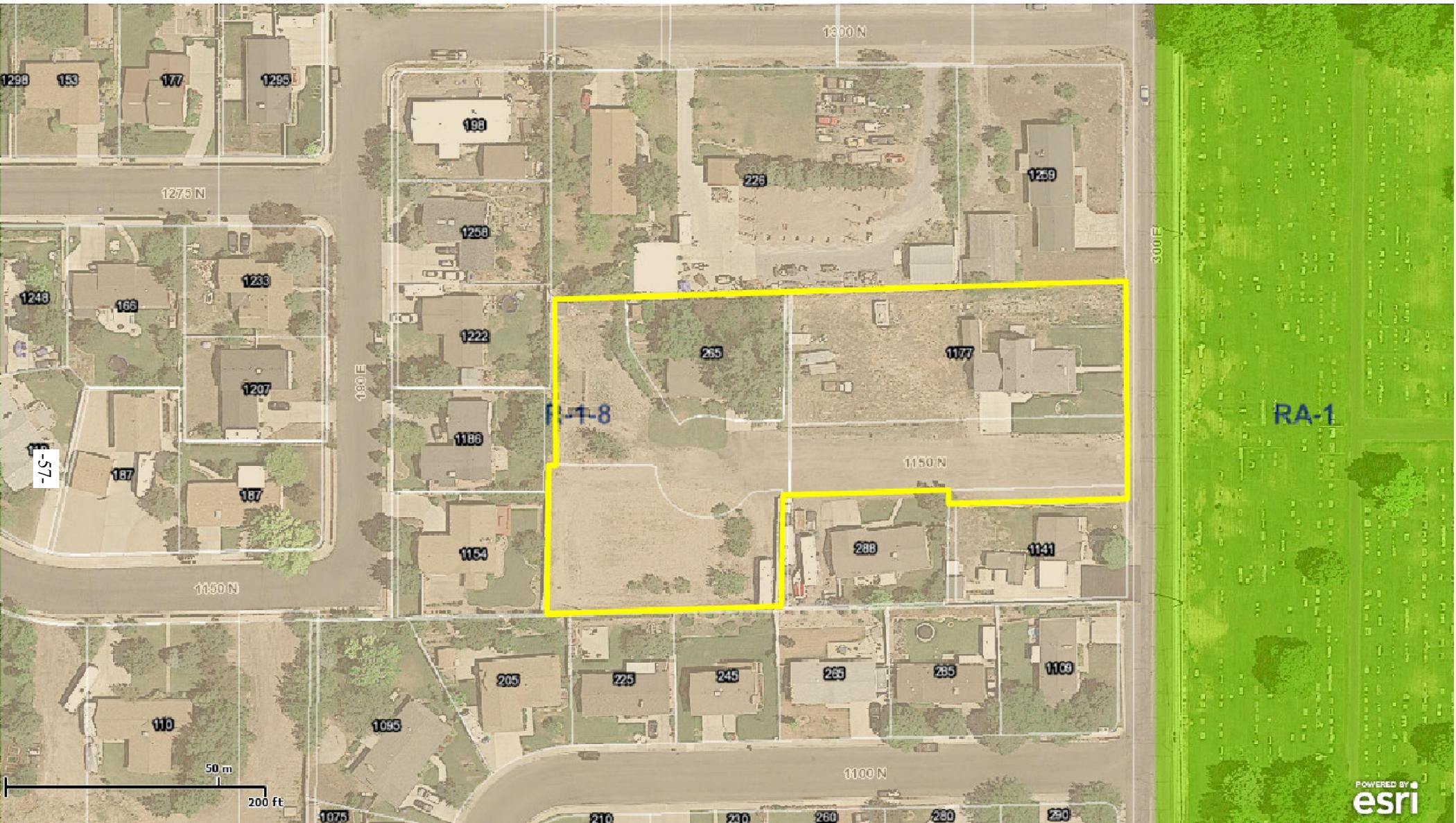
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-56-

Larsen-Schoonover-Scott

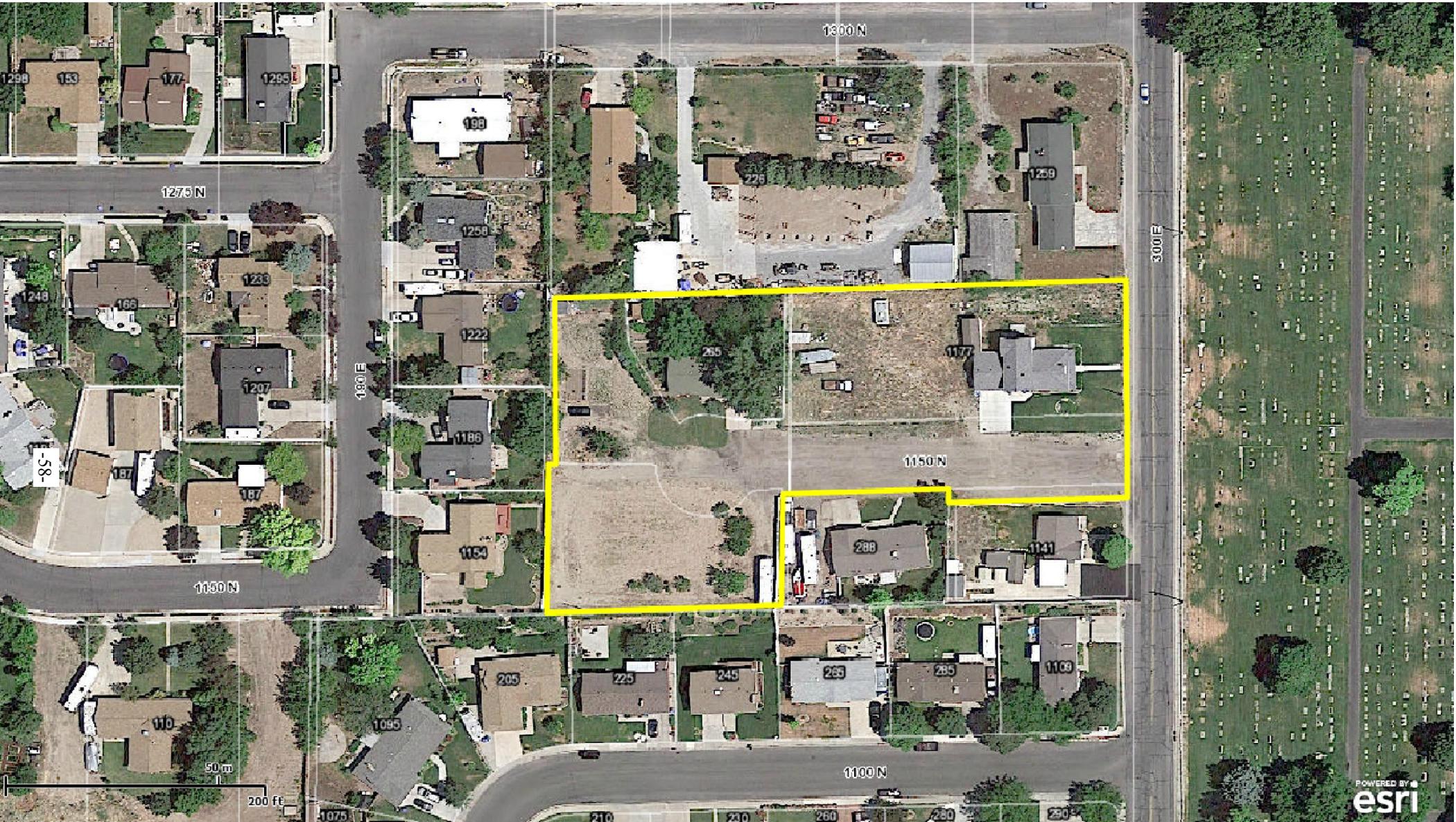
Zoning



Wed Jan 20 2016 11:19:45 AM.

Larsen-Schoonover-Scott

Aerial



Wed Jan 20 2016 11:19:24 AM.

Rockwell Estates Plat B Subdivision Review Planning Commission Report		
Applicant:	BLJ Construction	
Requested Action/Purpose:	Review and recommendation for a proposed preliminary subdivision	
Location:	Approximately Grey Hawk Drive and Chestnut Street	
Existing General Plan Designation:	Planned Community – High Density Residential	
Existing Zoning:	Planned Community	
Existing Land Use:	Undeveloped	
Number of Lots/Units	20 lots	
Adjacent Zoning and Land Use:	North:	PC – ESA/HDR Undeveloped
	South:	PC – LDR Single family residential – Eagle Summit
	East:	PC – LDR Single family residential – Rockwell A
	West:	PC – HDR Single family residential – Winter Haven
Date of Last DRC Review:	January 13, 2016	
Required Action		
Planning Commission:	Review and Recommendation	
City Council:	Final Approval	

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.

The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.

A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

HISTORY

July 26, 1997 – The Deerfield Annexation was recorded and included the subject property.

December 4, 2000 – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain and designated the subject property as a part of the Planned Community zone.

October 8, 2013 – The Preliminary Plan for the first rendition of Rockwell Estates was approved by the City Council.

August 12, 2014 – Final subdivision approval for another rendition of Rockwell Estates Plat B was approved by the City Council. This approval was initially for 24 townhouse units.

ANALYSIS

The applicant is requesting review and recommendation for Rockwell Estates Plat B, a 20-lot single-family subdivision located at approximately Grey Hawk Drive and Chestnut Street, just west of the recently approved Rockwell Estates Plat A, in an existing Planned Community zone. This is a standard subdivision with no PUD or PRD overlay. The lots range in size from approximately 7,500-16,200 square feet lined up along a driveway accessed off of Grey Hawk Drive. Since this property is designated as High Density Residential under the Traverse Mountain Area Plan and these are single-family lots, all lots meet the minimum lot requirements. The northern portion of this property includes a 50 foot powerline easement and an even larger easement for the Powerline Trail. The developer will be responsible for trail improvements for the trail areas within this subdivision. The property also includes 4.70 acres of open space, and the DRC noted that the developer needs to clarify who will own and maintain this property. The DRC also commented that the developer should show a buildable graded pad for each lot to ensure that they are buildable. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval or approval with modifications of the proposed preliminary subdivi-

sion. Please remember to include findings and DRC comments as a part of the motion.

PROPOSED FINDINGS

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a subdivision. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

**Rockwell Estates Plat B
DRC Redline Comments**

BLJ Construction – Requests Preliminary Subdivision review of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Matt Brown, Jeff Hutchings, AJ Delpivo, Brandon Jones, Gary Hutchings

Date of Plans Reviewed: 1/7/16

Time Start: 3:20

Time End:

DRC REDLINE COMMENTS:

Brent – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Clarify who will own/maintain the open space shown on the plat
2. Show a buildable graded pad for each lot to ensure that they are buildable
3. Show fencing in the rear of the double frontage lots (lot 1-13) along Grey Hawk as per Traverse Mountain CC&Rs

Gary – Building/Inspections:

4. Add a note on the plans that any retaining wall over 4 feet will require a building permit

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig – Parks:

5. Provide revegetation plan

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

MEMO

To: Lehi City
Date: January 7, 2015
Subject: Rockwell Estates Plat B

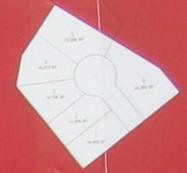
Rockwell Estates Plat B Subdivision will be a new residential subdivision on the northwest end of Grey Hawk Drive at Traverse Mountain in Lehi, Utah. It will consist of 20 single-family lots on a new cul-de-sac with access off of Grey Hawk Drive. The current zoning of the parcel is Traverse Mountain Area Plan HDR. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space.

RECEIVED
JAN 06 2016
LEHI CITY





**ROCKWELL AT
TRAVERSE MOUNTAIN**



- 6 LOTS
- LARGE LOTS
- VIEWS
- GREAT AREA

ROB CLAUSON
801-368-0345
NORTH STAR REAL ESTATE

-65-

#5.1



-66-

75688

Rockwell Estates Plat B

Zoning

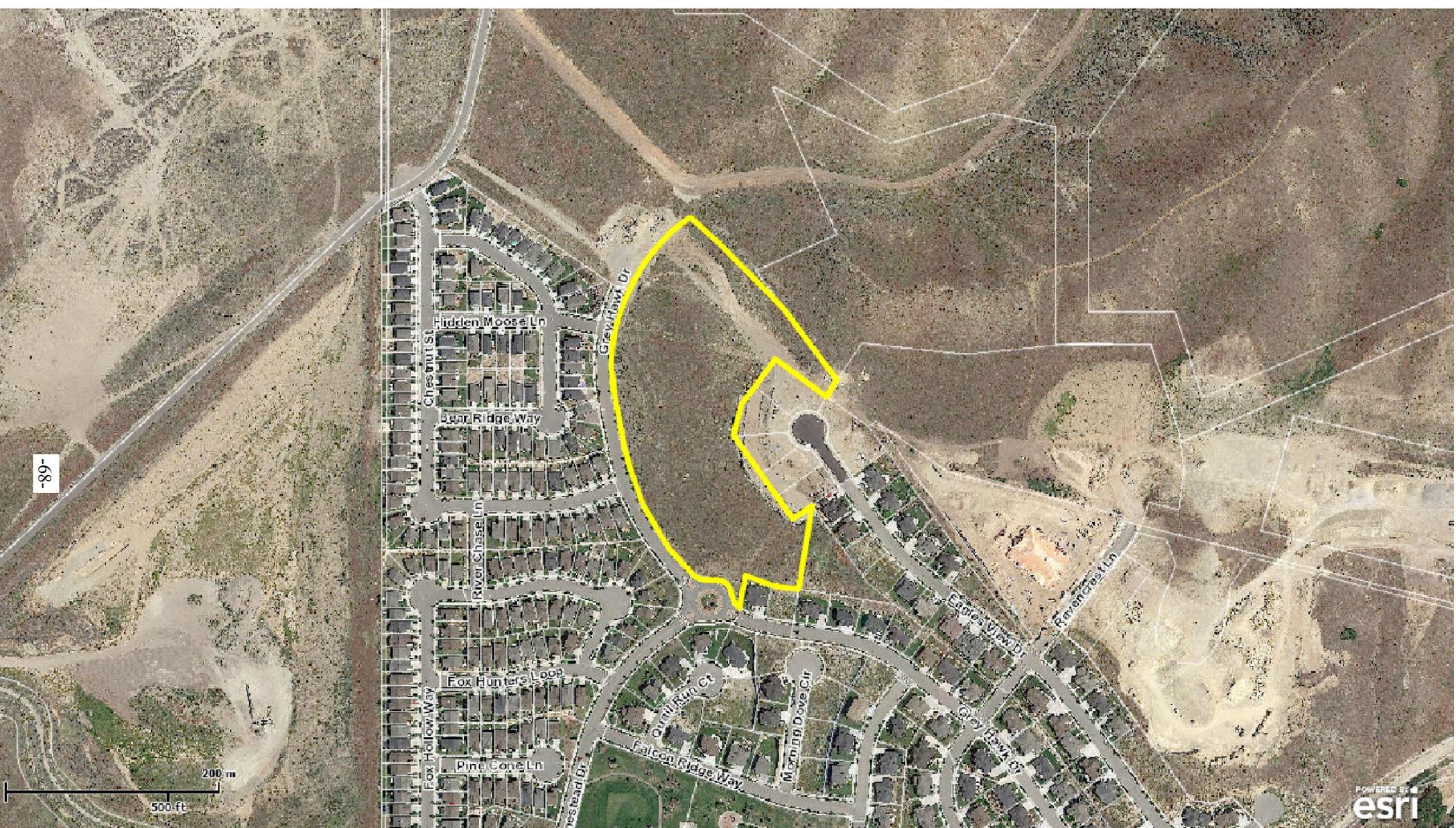


Wed Jan 20 2016 03:58:04 PM.

Rockwell Estates Plat B

Aerial

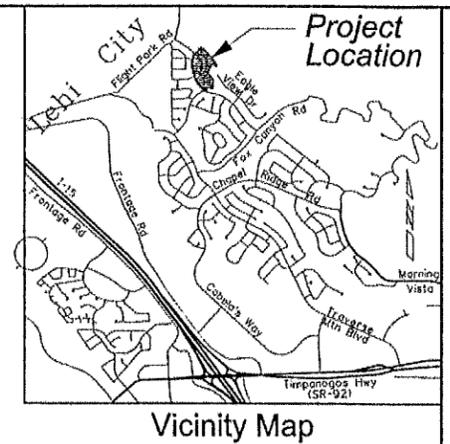
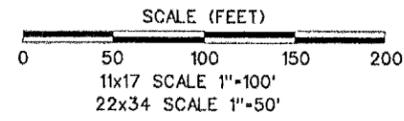
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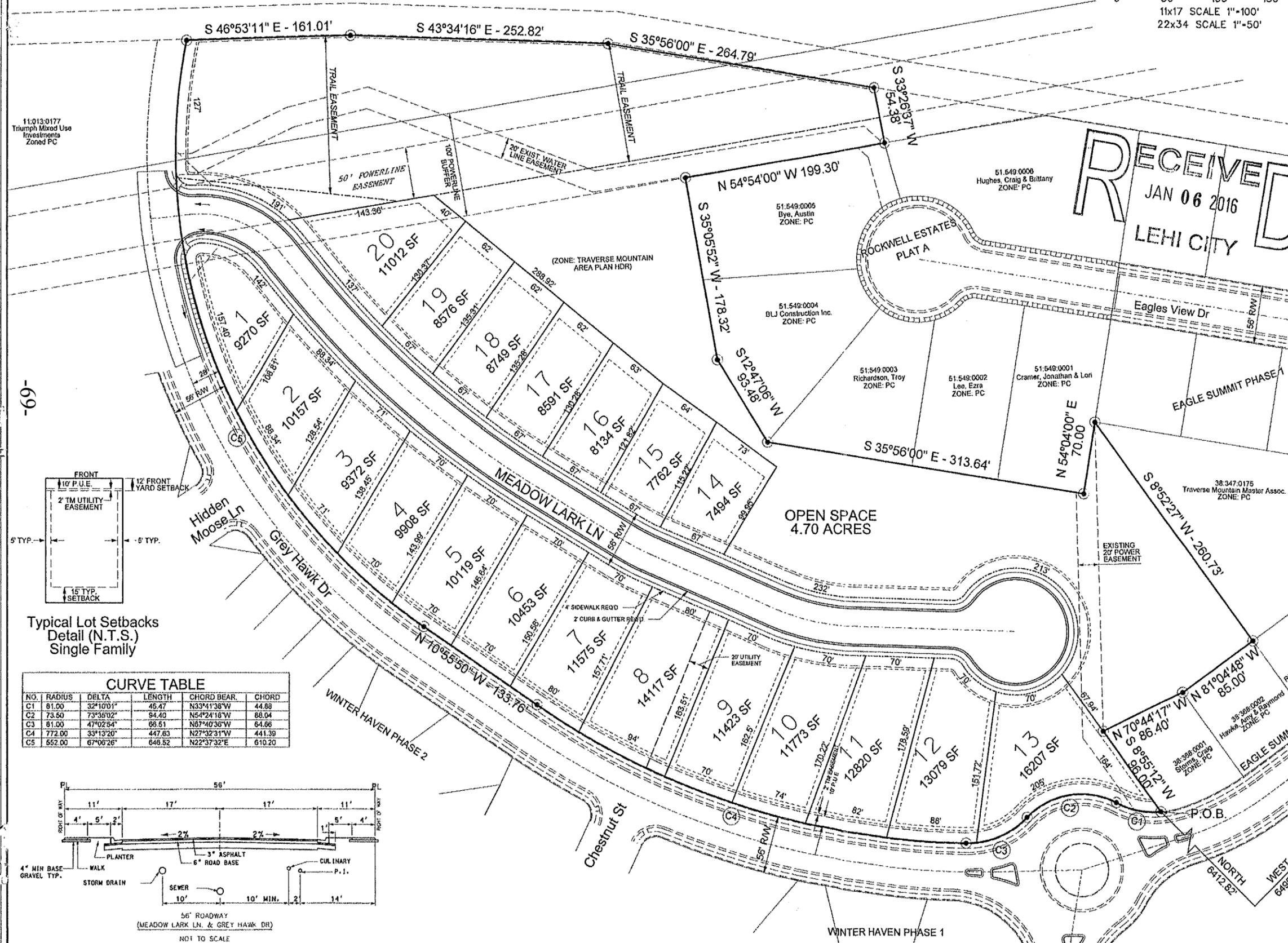
Wed Jan 20 2016 03:57:31 PM.

ROCKWELL ESTATES PLAT B A RESIDENTIAL SUBDIVISION JANUARY 5, 2016

11.013.0154
Triumph Mixed Use Investments
ZONE: PC



BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS WEST 0495.09 FEET AND NORTH 6412.82 FEET FROM THE SOUTH EAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT OF WAY LINE OF GREY HAWK DRIVE AS RECORDED IN EAGLE SUMMIT PHASE 1 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) CALLS: TO A POINT OF CURVATURE; (1) ALONG AN ARC 45.47 FEET TO THE RIGHT, HAVING A RADIUS OF 81.00 FEET, THE CHORD BEARS NORTH 33°41'38\"/>

NOTE:
1 - STORM DRAINAGE TO BE DETAINED IN TRAVERSE MOUNTAIN LAMBERT DETENTION BASIN USING 3,276 CU.FT. OF ITS CURRENT CONSTRUCTED CAPACITY. PAYMENT TO BE MADE IN LIEU OF DETENTION.

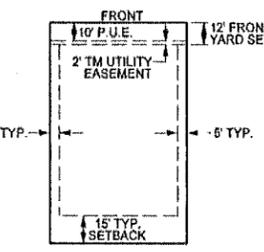
- THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW
- 1 - PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
 - 2 - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
 - 3 - VALVES
 - 4 - BLOWOFFS INCLUDING SIZE TYPES & PROTECTION
 - 5 - MANHOLES, BOXES AND RELATED DETAILS.
 - 6 - WATER & SEWER SERVICES DETAILS.
 - 7 - FIRE HYDRANTS
 - 8 - LOT LINE UTILITY EASEMENTS.
 - 9 - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
 - 10 - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
 - 11 - LOT ADDRESSES.
 - 12 - CBR VALUES AND ROAD SUB-BASE.
 - 13 - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

TABULATION

TOTAL ACREAGE	10.54 AC.
NUMBER OF LOTS	19
TOTAL AREA OPEN SPACE	4.70 AC.
UNITS PER ACRE	1.80 UNITS/AC

DEVELOPER:
BLJ CONSTRUCTION INC
BRANDON JONES
5204 N EAGLES VIEW DR
LEHI, UTAH 84043
801-897-7256

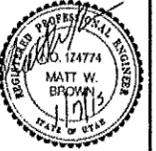
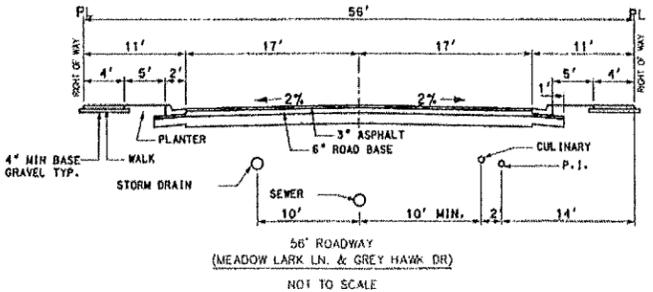
ENGINEER:
MW BROWN ENGINEERING INC
MATT W. BROWN
578 E 770 N
OREM, UTAH 84097
801-377-1790



Typical Lot Setbacks
Detail (N.T.S.)
Single Family

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD BEAR.	CHORD
C1	81.00	32°10'01"	45.47	N33°41'38"W	44.88
C2	73.50	73°35'02"	94.40	N5°42'18"W	88.04
C3	81.00	47°02'34"	66.51	N67°40'36"W	64.66
C4	772.00	33°13'20"	447.83	N27°32'31"W	441.39
C5	652.00	67°06'26"	646.52	N22°37'32"E	610.20



REVISIONS

No.	Date	By	Description

ROCKWELL ESTATES SUBDIVISION PLAT B
TRAVERSE MOUNTAIN - LEHI, UTAH
PRELIMINARY PLAT

PROJECT NO. 2014.031
SHEET NO. 1.00

1-800-662-4111
811
Know what's below.
Call before you dig.

Fox Brothers Office Warehouse Conditional Use and Site Plan Approval Planning Commission Report		
Applicant:	Ben Hunter	
Requested Action/Purpose:	Approval of a site plan and conditional use	
Location:	459 North 500 West	
Project Area:	1.04 acres	
Existing zoning:	Light Industrial	
General Plan Designation:	Light Industrial and Medium Density Residential	
Existing Land Use:	Undeveloped	
Surrounding Zoning and Land Use:	<i>North:</i>	A-1 Undeveloped
	<i>South:</i>	A-1 and LI Lehi City Facilities
	<i>East:</i>	A-1 and R-1 Undeveloped, Single-family residential
	<i>West:</i>	A-1 Lehi City Facilities
Date of Last DRC Review:	January 13, 2016	

Required Action

Planning Commission:	Final approval
City Council:	None

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09-050 (B) from the Lehi City Development Code states that in approving a conditional use permit, the Commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of the Lehi City General Plan and this Code, and to assure the operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses in the general vicinity. These conditions may include:

1. That the site will be suitable landscaped and maintained and that the design, setbacks, fences, walls, and buffers of all buildings and other structures are adequate to protect property and preserve and/or enhance the appearance and character of the area.
2. That all buildings or other structures are architecturally attractive and add to the quality of the area.
3. Provision of parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
4. Street and highway dedication and improvements, including sidewalks, curbs, and gutters.
5. Water supply and fire protection.
6. The mitigation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation.
7. The regulation of operating hours for activities affecting normal neighborhood schedules and functions.
8. Regulation of signs.
9. Provisions for a guarantee, bond, or other surety that the proposed conditional use will be maintained and operated in compliance with all approval, conditions, and requirements.

Such other conditions determined necessary by the Commission to allow the establishment and operation of the proposed conditional use in an orderly and efficient manner and in compliance with all elements of the General Plan, and the intent and purpose of this Code.

HISTORY

June 15, 1872 – The subject property was included within the original Lehi City annexation.

ANALYSIS

The applicant is requesting site plan and conditional use approval for Fox Brothers Office Warehouse located at 459 North 500 West in an existing Light Industrial zone. The Development Code classifies office/warehouse as a permitted use, however the outdoor storage of materials, products, and equipment incidental to a permitted use requires conditional use approval. The proposed use will include tenants in the construction industry who will perform automobile repairs, which also requires conditional use approval.

The two Fox Brothers Properties parcels total 3.67 acres, although only 1.04 acres of the property are proposed to be developed at this time. The Site Plan indicates that 2.13 acres of the property will remain “undisturbed,” however the narrative indicates that the remaining parcel outside of the 1.04 acres being developed will be used as storage for vehicles and equipment. If this is true, the applicant must revise the Site Plan to show this use with the proper buff-

ering and screening requirements being met. If the proposed use will occupy any of the remainder of the property, including for parking vehicles and storing vehicles and/or equipment, adequate buffering, fencing, and screening will be required along the entire property, not just the developed portion, according to Section 12.080 of the Lehi City Development Code. This includes a 6 foot fence, a 12 foot buffered area, and trees being planted every thirty feet along the edge of the property.

The developer is requesting an exception to the 51 percent hard surface requirement in the Lehi City Design Standards. At the DRC review, staff recommended that an exception not be granted to the building materials requirement to allow more than 49% of the metal paneling. It is staff's opinion is that the metal siding does not maintain the quality feel that the design standards are trying to accomplish. Also, the proximity to residential uses should be considered, where the use of additional rock or brick would be more compatible. The DRC also noted that in relation to the proposed elevations, the developer needs to revisit the proposed vertical elements for the wall variations. The DRC commented on the matter as follows: "They don't seem to connect to the rest of the building, especially the center one in the front elevation. Staff has provided some suggested modifications that could meet the intent of the design standards, or the applicant needs to consult with an architect." Please consider other DRC comments as part of the motion.

RECOMMENDATIONS/POSSIBLE ACTIONS

In approving a conditional use application the Planning Commission may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control and time limits for the conditional use permit as deemed necessary for the protection of adjacent properties and the public interest. The Commission may require guarantees or other evidence that such conditions are being, or will be, met and complied with. The Planning Commission may approve or approve with conditions this request for conditional use permit and site plan approval. Any conditions or requirements as well as findings (reason and justification) for approval must be included in the Planning Commission's motion.

FINDINGS

Section 09.050 (A) of the Development Code states: The Commission may grant a conditional use permit in compliance with the Development Code, and recognizing the requirements of Chapter 12 and Chapter 13 of the Code if, from the application and the facts presented at the public hearing, it finds:

1. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

**Fox Brothers Office/Warehouse Site Plan and Conditional Use
DRC Redline Comments**

Ben Hunter – Requests Site Plan and Conditional Use review for Fox Brothers Office/Warehouse to be located at 459 North 500 West in an existing Light Industrial zone. (second submittal – date of last review 12/9/15)

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Brent Fox, Ben Hunter, Brian Fox

Date of Plans Reviewed: 1/7/16

Time Start: 4:15

Time End:

DRC REDLINE COMMENTS:

Brent – Power:

Kerry – Fire:

Greg – Water/Sewer:

1. Change the culinary line note to CTS Poly (instead of C200)
2. Reconfigure culinary water service
3. On the curb catch tying into the 36-inch storm drain, approval from Lehi Irrigation Company will be required

Todd – Public Works: No comments

Kim – Planning:

4. Planning Staff recommends that an exception not be granted to the building materials requirement to allow more than 49% of the metal paneling. Staff's opinion is that the metal siding does not maintain the quality feel that the design standards are trying to accomplish. Also, the proximity to residential uses should be considered, where the use of additional rock or brick would be more compatible.
5. On the wall variations, revisit the proposed vertical elements. They don't seem to connect to the rest of the building, especially the center one in the front elevation. Staff has provided some suggested modifications that could meet the intent of the design standards, or the applicant needs to consult with an architect.

Gary – Building/Inspections:

6. Add sampling manhole to the grease trap detail

Mike – Public Works: No comments

Ross – Engineering:

7. Provide a cross section of the detention pond including the outlet piping

Craig – Parks:

8. Reduce the amount of rock in the detention area

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Reimbursement Agreement for any reimbursable improvement items must be in place.
4. Provide a title report to be reviewed by Lehi City Attorney.
5. Surveyor's and engineer's stamps on construction drawings.
6. New property line adjacent to existing roads must be staked and reviewed by the City.
7. Provide signed easement verification sheet.
8. Warranty deed/title insurance (500 West road right of way). Title insurance policies on each to be obtained through Marnae at Keystone Title 801-610-1670
9. New project startup form for Lehi City Storm Water
10. Address comments from Planning Commission approval

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

2. Once approved by the Planning Commission plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. All signage will require a separate review and approval process
5. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



BlackRidge Engineering

Fox Brothers Office/Warehouse

459 North 500 West

The proposed project involves the construction of a pre-fabricated metal building 60'x160' (9,600 sq. ft.) on approximately 1.04 acres located in a light industrial zone. The two parcels owned by Fox Bros. Properties total 3.67 acres. However, only 1.04 acres will be developed at this time. An additional 0.50 acres may be developed in the future. The remaining parcel will not be developed at this time, and will be used as storage for vehicles and equipment.

The building is comprised of both office and warehouse/service bay space. Offices will be located at the ends of each building, with the warehouse space in between the offices. The office floor plans will be completed in the future based on the individual tenant's needs. This site plan application, and conditional use permit, includes the exterior shell of the building. The conditional use permit is required for minor equipment repairs which will occur in the warehouse spaces. The future tenants of the building work in construction and will perform their own maintenance on company vehicles in the warehouse bays.

It is proposed that an opaque 6' tall fence (CMU or concrete) will be installed on the property boundary along the north and northeast boundary lines to separate the residential uses from the light industrial use. The existing fence along the railroad tracks will remain in place. The fence behind the building is proposed to be installed inside of our property lines. The reasoning for this is to allow the Lehi Irrigation company access to their ditch for maintenance while not impacting the residential uses to the north by widening the ditch onto their property. If this ditch is piped in the future, the owner reserves the right to relocate the fence along the property lines. From the property line, the building setback of 14' at the narrowest point exceeds the requirements of the buffer between residential and non-residential uses. Where feasible, existing on site trees will be maintained to help create the buffer between the residential and non-residential uses. All on-site storm water will discharge into a detention pond or other landscaped areas located on-site.

The building materials will be a combination of hard surfaces and pre-fabricated panels. The owner requests an exception to the 51% hard surface requirement as allowed in Section 37.070 of the Lehi City Design Standards. Minimum open space requirements are 15%, whereas 31.1% has been provided as allowed in 37.070.A.3. Additionally, soffit lighting, specialty landscape lighting highlighting landscaping features, architectural exterior lighting and signage lighting will be provided per 37.070.A.5. Final design of signage lighting will be provided at the time of application for sign permit.

We believe that the proposed plans meet the standards and intentions of the City. The applicant desires to have a nice looking building and facility which complements the architectural requirements, and is visually appealing to those who drive in this area.

Sincerely,

Ben Hunter

RECEIVED
JAN 07 2016
LEHI CITY



-75-

BIG AL'S
TEXAS BBQ
SMOKED MEAT TAKE-OUT
768-2625

#5.2



-76-

NO PARKING



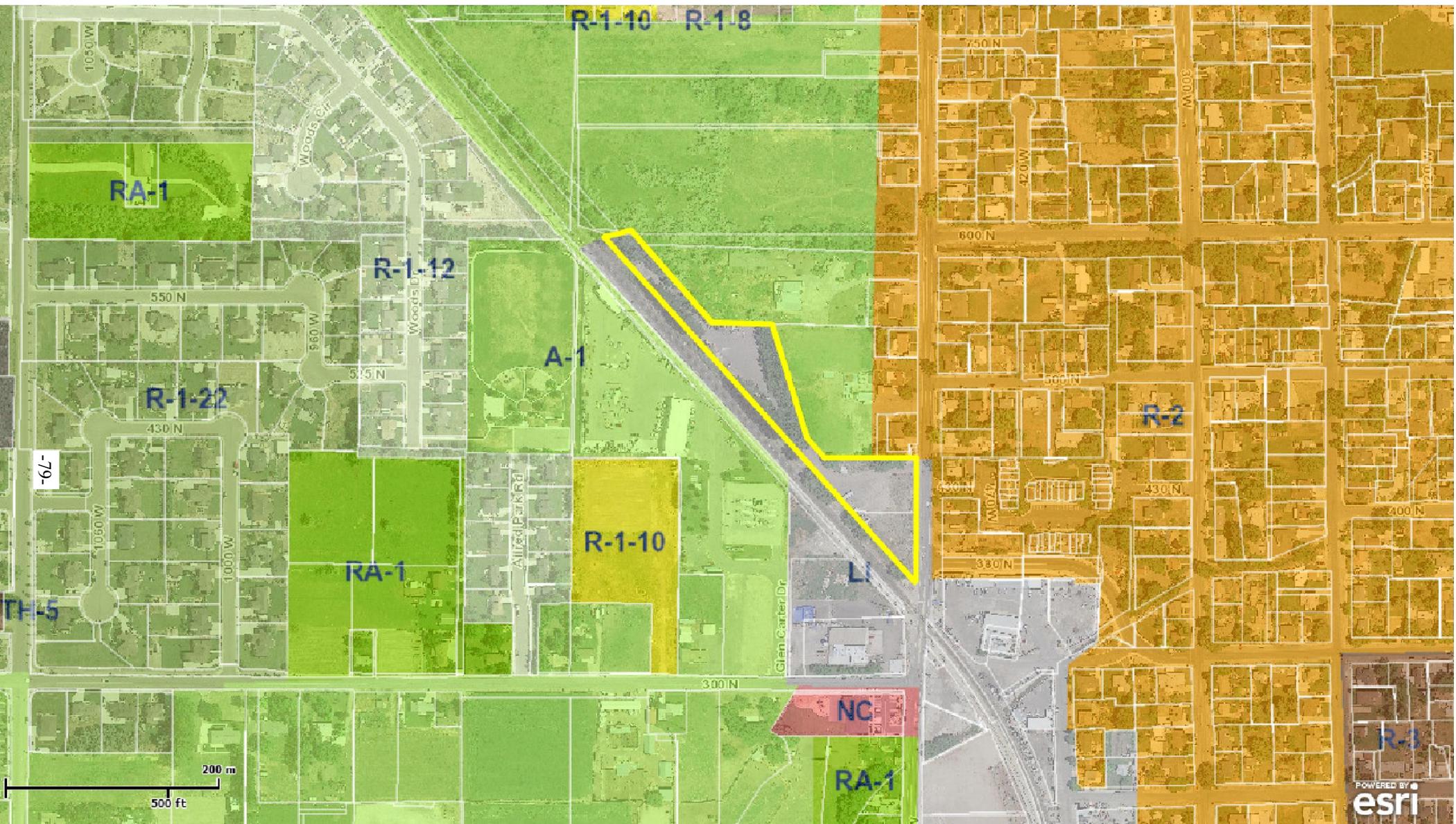
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Fox Brothers Office Warehouse

Zoning

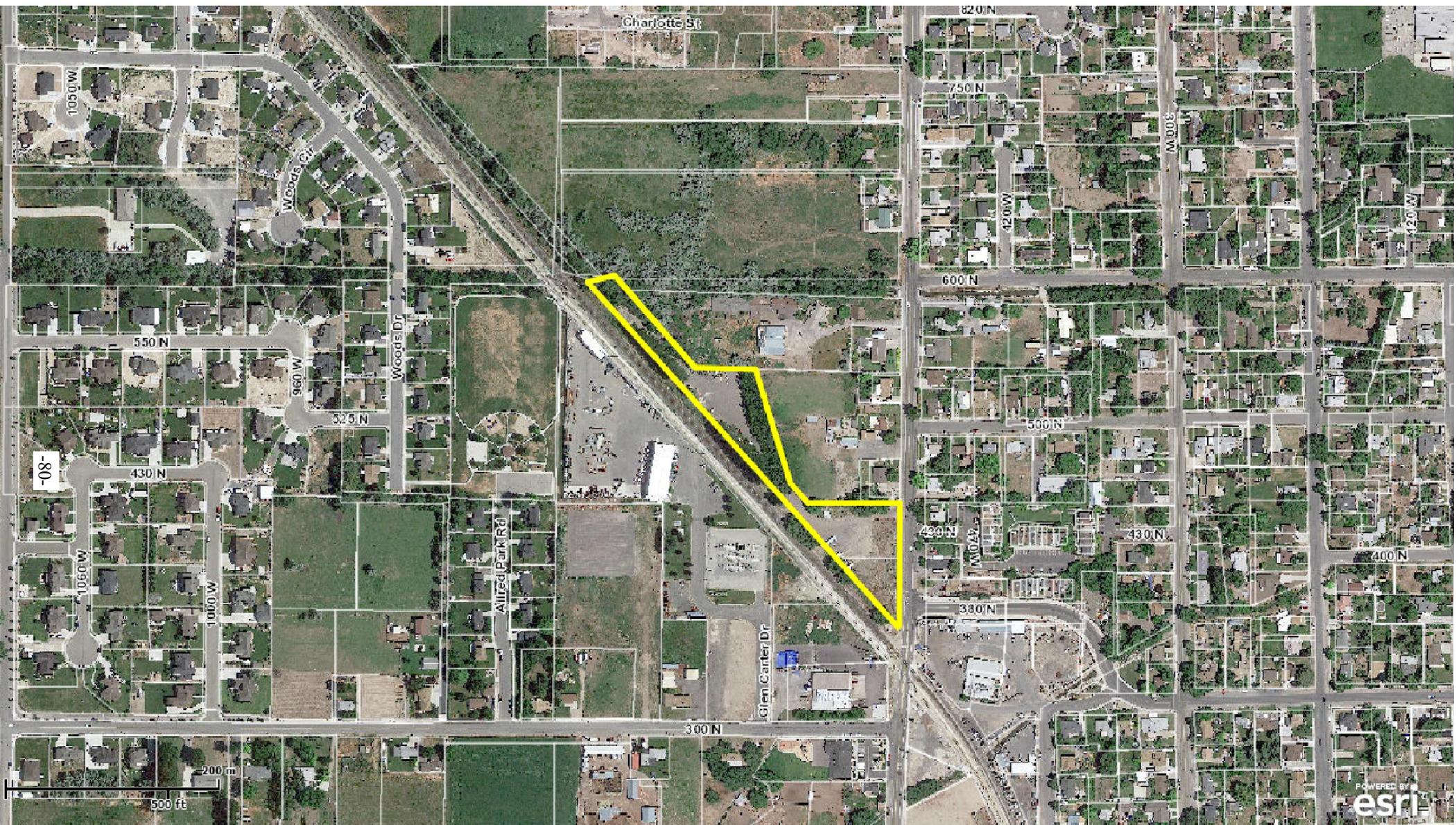


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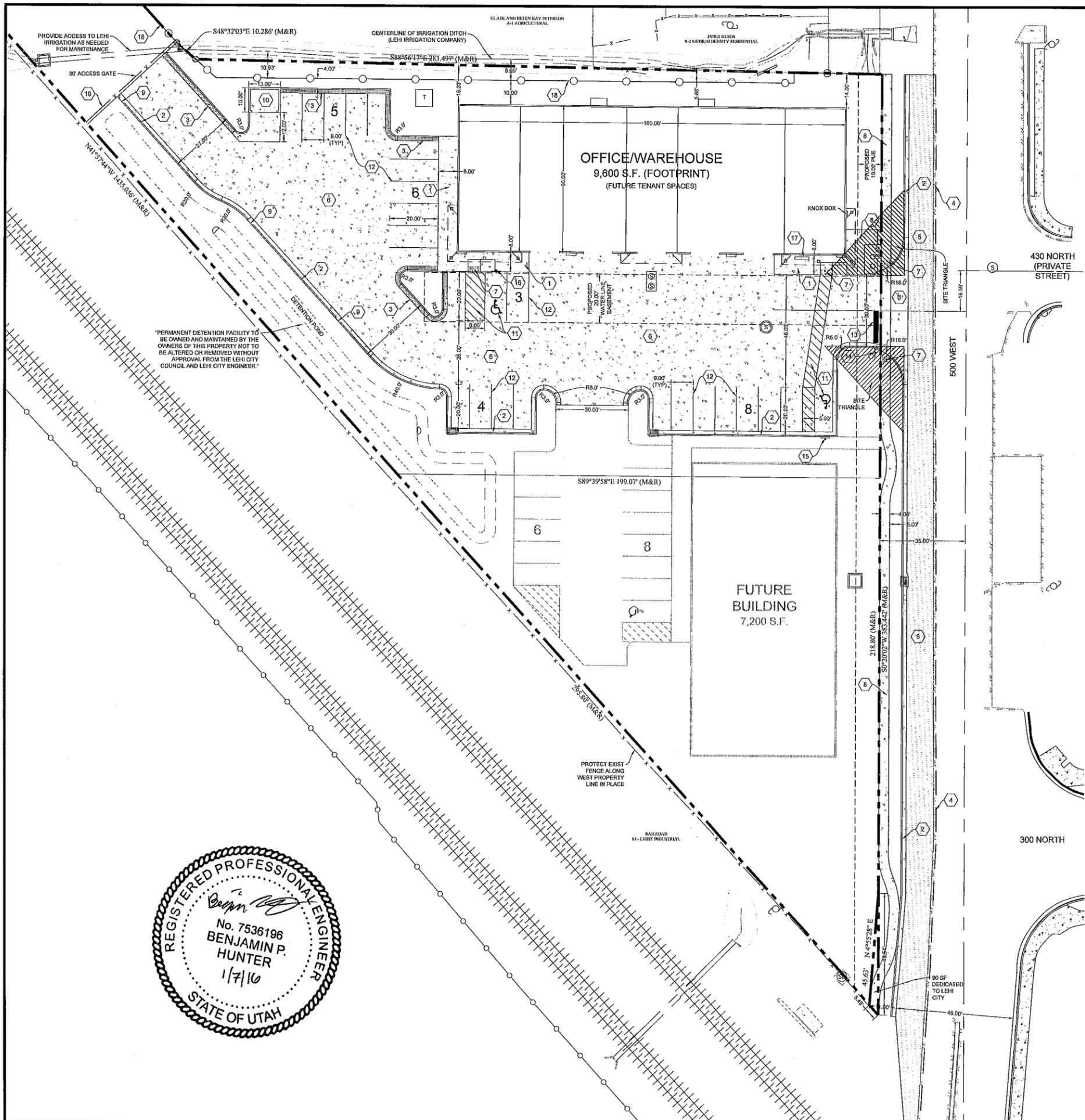
Fox Brothers Office Warehouse

Aerial

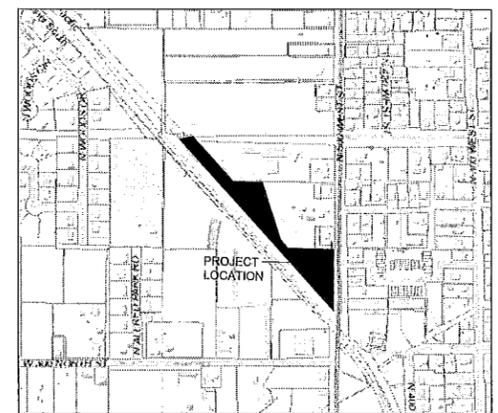
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- NOTES:**
1. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR ALL WORK.
 2. ALL IMPROVEMENTS PER THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN WERE PROVIDED BY THE INDIVIDUAL UTILITIES. CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND NOTIFY ENGINEER OF ANY CONFLICTS.
 4. STORM DRAIN PIPE LENGTHS AND SLOPES ARE MEASURED FROM INSIDE WALL TO INSIDE WALL.

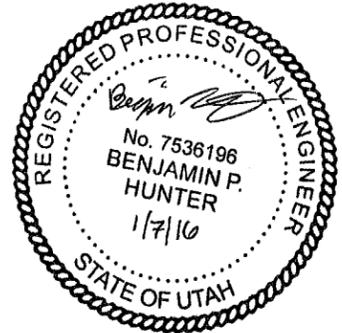


VICINITY MAP
NTS

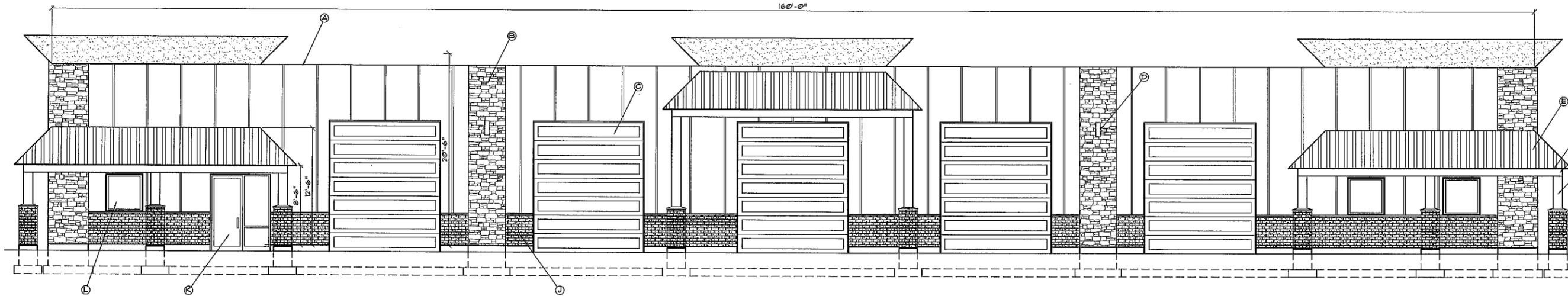
SITE DATA:

PROPOSED DEVELOPMENT:	1.04 ACRES
FUTURE DEVELOPMENT:	0.50 ACRES
UNDISTURBED AREA:	2.13 ACRES
TOTAL SITE AREA:	3.67 ACRES
LANDSCAPING AREA:	14,434 SQ. FT. (31.8%)
IMPERVIOUS AREA:	30,888 SQ. FT.
PROPOSED BUILDING AREA:	9,600 SQ. FT.
EXISTING ZONING:	LI - LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE, WAREHOUSE, SERVICE BAY
PARKING REQUIRED:	20 STALLS
PARKING PROVIDED:	30 STALLS
BIKE PARKING REQUIRED:	2 BIKES
BIKE PARKING PROVIDED:	2 BIKES
DETECTION AREA REQUIRED:	2,358 CF (0.10 CFS/ACRE RELEASE)
DETECTION AREA PROVIDED:	3,160 CF

- CONSTRUCTION NOTES:**
- 1 THICKENED EDGE SIDEWALK
 - 2 24" STANDARD CONCRETE CURB AND GUTTER
 - 3 24" OPEN FACED CURB AND GUTTER
 - 4 SAWCUT; PROVIDE SMOOTH CLEAN EDGE
 - 5 ASPHALT PAVING (3" HMA / 6" UBC / 6" SUB-BASE) CBR=10.8
 - 6 CONCRETE PAVING (6" PCC / 6" UBC)
 - 7 DETECTABLE WARNING SURFACE
 - 8 CONCRETE SIDEWALK
 - 9 3" WIDE CURB CUT
 - 10 DUMPSTER ENCLOSURE
 - 11 HANDICAP STRIPING
 - 12 4" WHITE PAINT STRIPE (TYP)
 - 13 12" WHITE STOP BAR
 - 14 STOP SIGN
 - 15 HANDICAP SIGN
 - 16 MONUMENT SIGN
 - 17 BIKE RACK
 - 18 6" OPAQUE CONCRETE FENCE ALONG ENTIRE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE
 - 19 6" CHAIN LINK FENCE

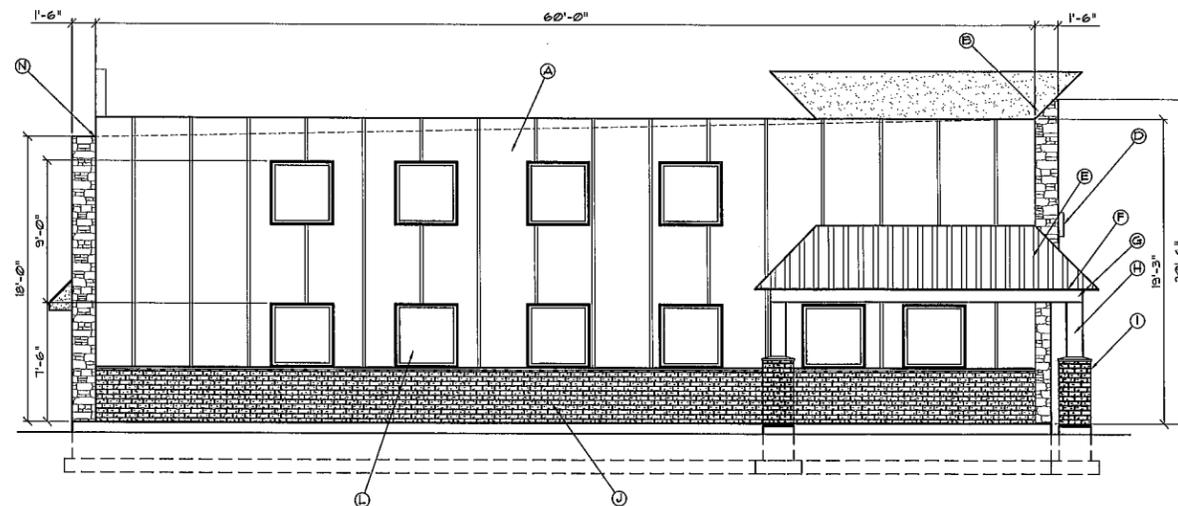


OWNER:	FOX BROTHERS, LLC	ADDRESS:	2720 NORTH 520 EAST LEHI, UTAH 84043 (801) 380-0035	DATE:	
PROJECT:	BlackRidge Engineering	13076 South 2730 West, Riverton, UT 84035	blackridgeengineering@gmail.com (801) 432-0441	REV:	
SHEET:	SITE PLAN		FOX BROTHERS OFFICE / WAREHOUSE 459 NORTH 500 WEST LEHI, UTAH 84043		
	JAN. 6, 2016		#52		
	C-1				



FRONT ELEVATION

SCALE 3/16" = 1'-0"



LEFT ELEVATION

SCALE 3/16" = 1'-0"

ELEVATION KEYED NOTES:

- A. 42" WIDE METAL PANEL, LIGHT-NATURAL BROWN
- B. 48" WIDE STONE VENEER AT 1'-0" POP-OUT. STONE TO BE CORONADO ITALIAN VILLA OR SIMILAR (TYP.)
- C. 12'-0" WIDE x 14'-0" TALL OVERHEAD DOOR (TYP.)
- D. PROGRESS LIGHTING OUTDOOR SCOFF, ANTIQUE BRONZE OR SIMILAR (TYP.)
- E. STANDING SEAM METAL ROOF (TYP.)
- F. METAL FASCIA (TYP.)
- G. ROUGH SAUN WOOD BEAM TRIM, DARK BROWN STAIN (TYP.)
- H. ROUGH SAUN WOOD COLUMN TRIM AROUND BUILT UP AROUND STRUCTURAL COLUMN, DARK BROWN STAIN (TYP.)
- I. 48" HEIGHT BRICK WAINSCOT AROUND STRUCTURAL COLUMN w/ CULTURED STONE CAPSTONE ATOP. BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR AND CAP STONE TO BE CORONADO PYRAMID FLAGSTONE POST CAP - BROWNSTONE OR SIMILAR (TYP.)
- J. 42" HEIGHT BRICK WAINSCOT BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR (TYP.)
- K. METAL FRAMED STOREFRONT SYSTEM
- L. METAL FRAME WINDOW (TYP.)
- M. STANDING SEAM METAL ROOF (TYP.)
- N. METAL RAIN GUTTER (TYP.)
- O. 3010 METAL EGRESS DOOR (TYP.)

Alpha Engineering & Design, LLC

STRUCTURAL ENGINEERING & RESIDENTIAL DESIGN
 864 WEST COUNTRY LANE
 FARMINGTON, UTAH 84025
 PHONE: (801) 712-9249 EMAIL: alphaengine@live.com



FRONT & LEFT ELEVATIONS

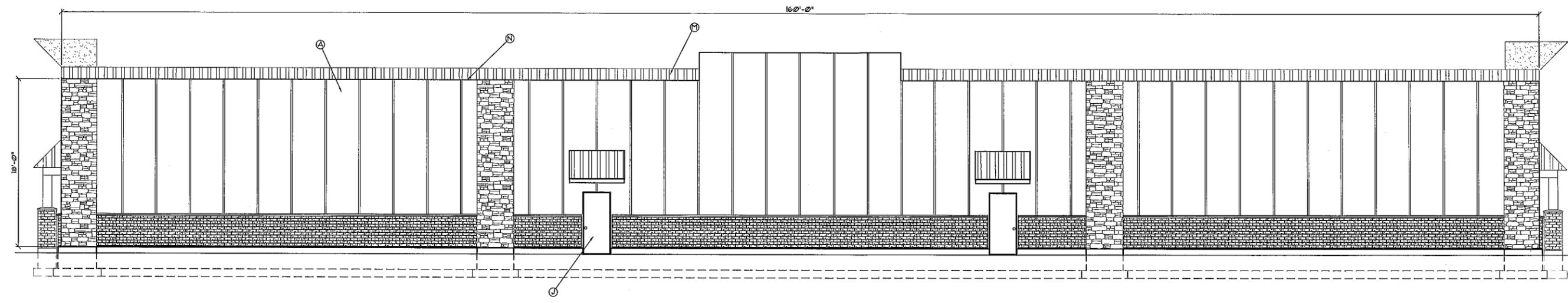
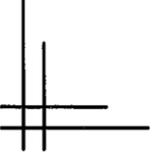
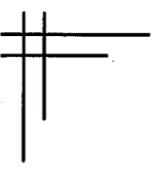
NEW BUILDING FOR FOX BROS CONST.

459 NORTH 500 WEST
 LEHI, UTAH
 FOR: FOX BROS. PROPERTIES, LLC.

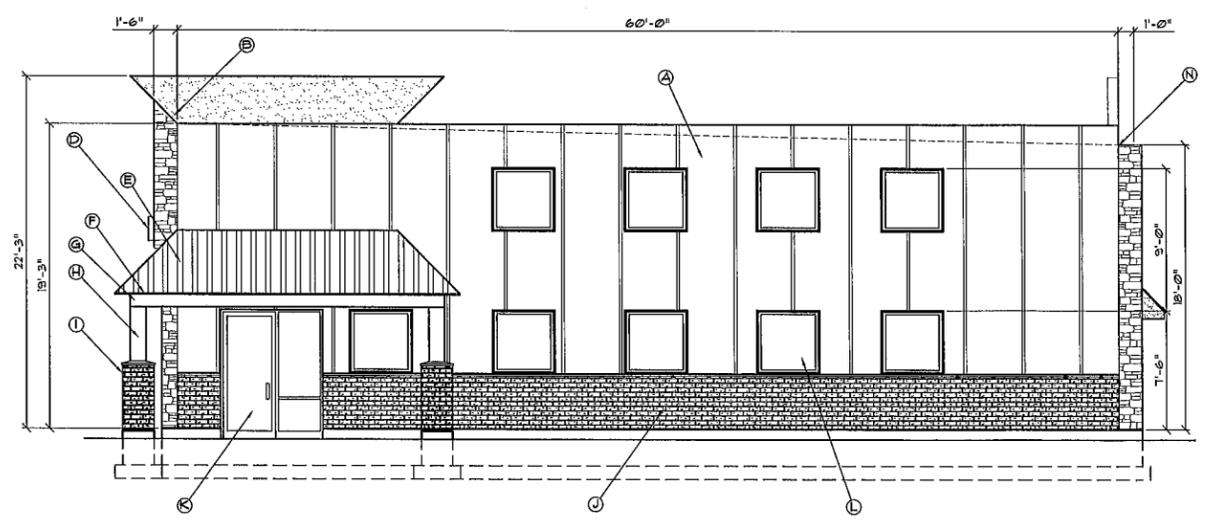
REVISIONS:	DATE	BY
0	11/3/18	ADB



SHEET NO.



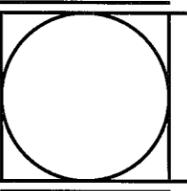
REAR ELEVATION
SCALE 3/16" = 1'-0"



RIGHT (STREET-SIDE) ELEVATION
SCALE 3/16" = 1'-0"

- ELEVATION KEYED NOTES:
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 - L. METAL FRAME WINDOW (TYP.)
 - M. STANDING SEAM METAL ROOF (TYP.)
 - N. METAL RAIN GUTTER (TYP.)
 - O. 3070 METAL EGRESS DOOR (TYP.)

Alpha Engineering & Design, LLC
 STRUCTURAL ENGINEERING & RESIDENTIAL DESIGN
 864 WEST COUNTRY LANE
 FARMINGTON, UTAH 844025
 PHONE: (801) 712-3245 EMAIL: alphaeng@live.com



REAR & RIGHT ELEVATIONS

NEW BUILDING FOR FOX BROS CONST.
 458 NORTH 500 WEST
 LEHI, UTAH
 FOR: FOX BROS. PROPERTIES, LLC.

REVISIONS:	DATE	BY
DRAIN BY:		ADB

A2
 SHEET NO.